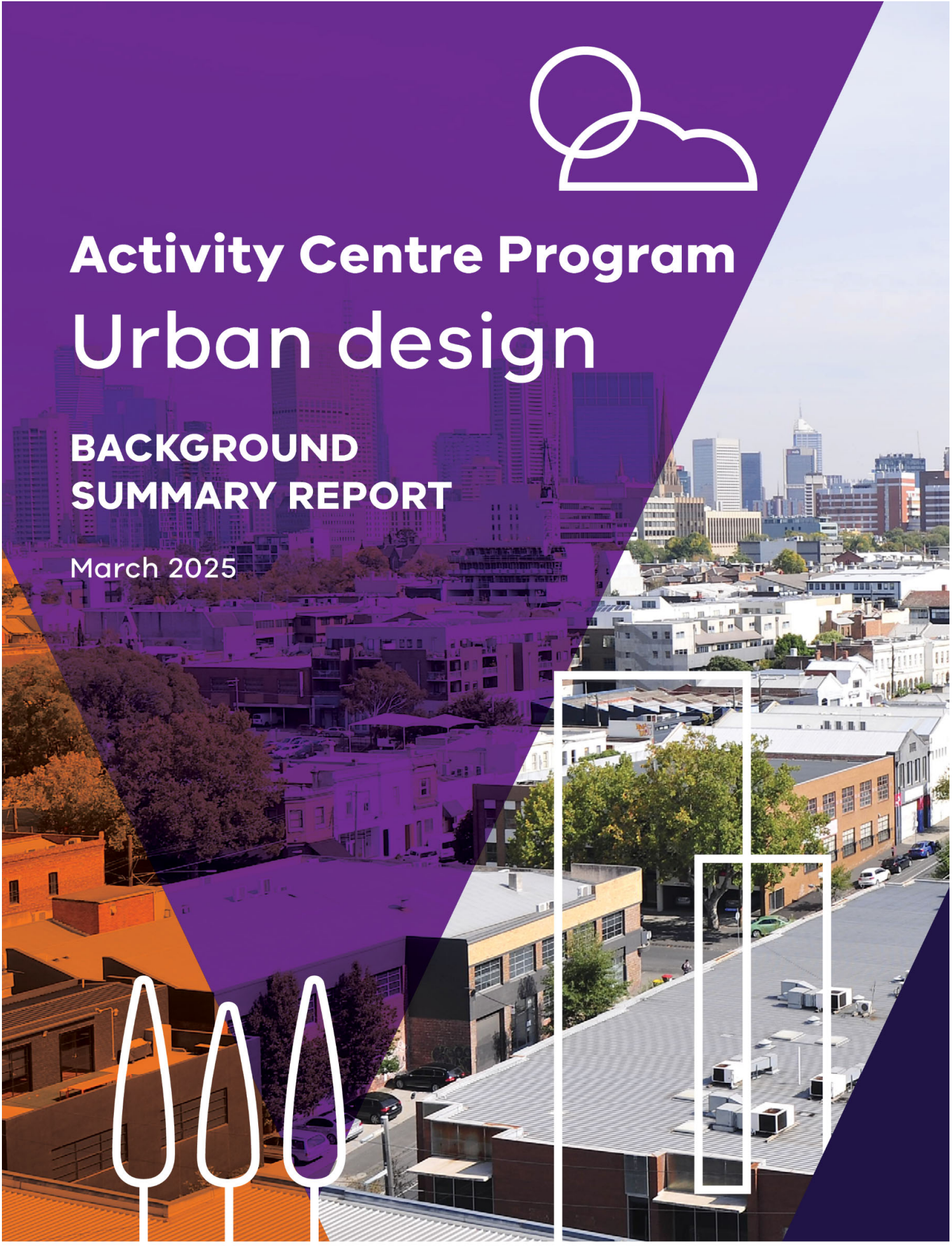
# Activity Centre Program

# Urban design

## BACKGROUND SUMMARY REPORT

March 2025



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# Contents

# 1 Purpose of this document

The *Urban Design Background Summary Report* provides an overview of the built form typology approach undertaken for the Activity Centre Program (Chapter 2) and set of built form standards embedded in the activity centre plans prepared for Broadmeadows, Chadstone, Moorabbin, Niddrie (Keilor Road) and North Essendon activity centres (Chapter 3). The report also outlines where local variations to the standards have been applied to activity centres to respond to the local context (Chapter 4).

The built form standards apply to the activity centres that do not have recent strategic work (for example, a recent structure plan adopted by the Council). Therefore, this report does not apply to Camberwell Junction, Epping, Frankston, Preston or Ringwood in the Activity Centre Program.

## 1.1 Activity Centre Program

Activity centres present a key opportunity to contribute to housing growth in established urban areas, particularly in the form of compact housing such as apartment and multi-dwelling developments. The inconsistent nature of planning provisions currently applied across Melbourne's activity centres, along with uncertainty in approvals processes are identified as contributing factors limiting the ability to deliver more housing in these centres.

A core objective of the Activity Centre Program is to introduce a set of consistent built form standards that support growth and ensure development responds and contributes positively to its local context.

# 2 Consistent built form standards

This section summarises the process undertaken to establish a consistent set of built form standards across activity centres based on a typology approach. This is further detailed in the *City of Centres: Development of typology-based built form controls* report by Sheppard and Cull, 2024.

## 2.1 Activity centre classification (density index)

The activity centre density index allows for consistent planning standards to be replicated across activity centres of the same classification in line with broader policy that seeks to direct growth to places with good access to jobs, services and public transport.

Each of the activity centres is given a ranking based on its access to jobs, services and fixed public transport (Table 1). Metropolitan Activity Centres (MeACs) are assigned the highest density index (Type Four). The rest of the activity centres are classified as Type One, Type Two or Type Three based on their level of access to fixed public transport and employment.

One of the primary differences in built form between the density types is building height. A higher density index equates to a greater growth opportunity and these centres can usually accommodate taller buildings.

**Table 1** Activity centre density index and housing growth

| Density Index | Ability to accommodate new homes | Activity centre |
|---|---|---|
| **Type Four** | Highest | Broadmeadows[1] |
| **Type Three** | High | |
| **Type Two** | Moderate | Chadstone, Moorabbin, Niddrie (Keilor Road), North Essendon |
| **Type One** | Lower | |

[1] Broadmeadows was originally identified as a Type Four Activity Centre, in *City of Centres: Development of typology-based built form controls*. However, Broadmeadows is reclassified to a Type Three Activity Centre due to its contextual constraints. Please refer to Sections 3 and 4 for more information.

## 2.2 Urban design principles

A set of urban design principles were established providing a framework to inform the preparation of the built form standards applied across activity centres (Figure 1). The nine principles reflect research of best practice urban design as well as consideration of the *Urban Design Guidelines for Victoria*.

**Urban consolidation**

*Facilitate growth*

**Heritage & character streetscapes**

*Respect significant heritage & character streetscapes*

**Skyline**

*Avoid a 'wall' of taller forms*

**Street wall & human scale**

*Contribute to an inviting, visually interesting & vibrant public realm at walking pace*

**Sunny streets**

*Maintain solar access to main streets*

**Sky views**

*Maintain a relatively open streetscape with sky view between buildings*

**Residential interfaces**

*Maintain reasonable amenity in adjacent residential areas*

**Equitable development**

*Consider development opportunities on adjacent properties*

**High quality architecture**

*Deliver a high quality architectural response*

**Figure 1** Urban Design Principles (Sheppard and Cull, 2024)

## 2.3 Built form typologies

A set of built form typologies representing a 'typical' built form envelope were developed. Typologies were informed by development precedents, contemporary planning expectations and high-level commercial feasibility analysis, and respond to the urban design principles. For further detail on the precedents which inform these typologies refer to Figure 3.

The eight built form typologies include Heritage Main Street Core, Non-Heritage Main Street Core, Fringe, Limited Sensitivities, Large Opportunity Sites and Enclosed Shopping Centres, Residential and No Change. Each typology has its own set of defining attributes (such as zoning, subdivision pattern and lot size), and these attributes also inform how future development needs to respond. Lot size is a key attribute defining where taller building outcomes can be achieved. In some instances, consolidation of smaller lots will be needed in order to achieve the building heights envisaged and ensure off-site amenity impacts (such as overshadowing) can be addressed through building setbacks, whilst still maintaining appropriate floorplate sizes.

The built form typologies were applied to activity centres based on the defining attributes. See Moorabbin's applied typologies below (Figure 2). Some development examples are provided at Figure 3 overleaf.  For detailed descriptions of the typologies, refer to the activity centre plans prepared for Broadmeadows, Chadstone, Moorabbin, Niddrie (Keilor Road) and/or North Essendon activity centres.

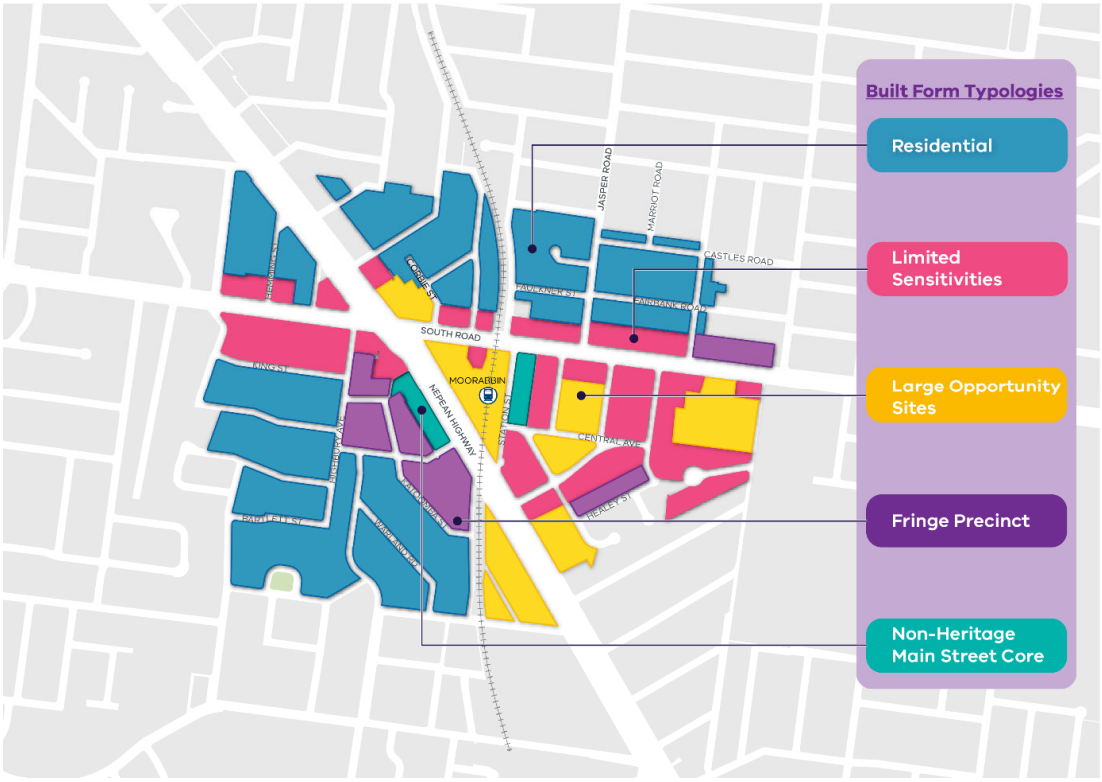



**Figure 2** Moorabbin built form typologies

**Heritage Main Street Core**

A fine-grain rhythm at street level responding to the subdivision pattern of heritage shopfronts.

High level of street activation with floor-to-floor heights supporting commercial development at ground and first floor level.

A human scale street wall that responds to heritage fabric.

A high level of amenity at ground level with modest upper-level setbacks for development above.

Vehicle access, service delivery and loading to be located off the main street, in laneways, where possible.


229 Smith Street, Fitzroy

**Non-Heritage Main Street Core**

A fine-grain rhythm at street level responding to the subdivision pattern of narrow frontages.

High level of street activation with floor-to-floor heights supporting commercial development at ground and first floor level.

A human scale street wall that responds to the predominant street wall.

A high level of amenity at ground level with modest upper-level setbacks for development above.

Vehicle access, service delivery and loading to be located off the main street, in laneways, where possible.

132-144 Springvale Road, Nunawading

**Fringe Precinct**

A fine-grain rhythm at street level reflecting a mix of commercial and residential land uses.

A human scale street wall that responds to the predominant street wall.

A high level of amenity at ground level with modest upper-level setbacks for development above.

New development to incorporate setbacks for landscaping at sensitive interfaces.

**Limited Sensitivities**

Development on larger lots to reflect the mix of low-rise commercial and light industrial land uses.

Activation at ground level to reflect a mix of commercial and residential land uses.

Street wall generally at a scale relative to the width of the street.

Maintain a comfortable public realm with a sense of openness to the sky with development setback above.

Larger lots can accommodate taller built form in podium tower form.

277 Centre Road, Bentleigh

16-18 Sargood Street, Altona

**Large Opportunity Sites & Enclosed Shopping Centres**

Multiple buildings in a variety of configurations on larger lots (over 5,000 sqm) or a distinct urban form accommodating the existing large-format enclosed shopping centre.

Master planning may be required and built form standards may be exceeded where balanced with the provision of public spaces, pedestrian connections and internal streets/ laneways.

Medium-rise and high-rise development in podium tower form.

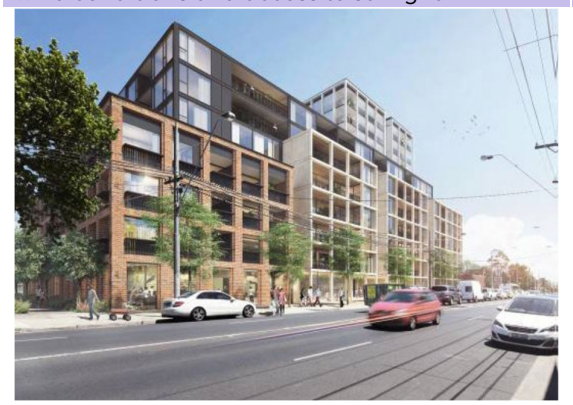
Street wall generally at a scale relative to the width of the street.

Maintain a comfortable public realm in terms of wind conditions and access to sunlight.

**Residential Precinct**

Medium-rise development with upper-level setbacks to respond to interfaces with existing lower scale residential development.

Setbacks at front, side and rear to accommodate space for landscaping.



699 Park Street, Brunswick

8 Bourke Street, Ringwood

Image sources: *City of Centres: Development of typology-based built form controls report*, Sheppard & Cull, 2024.

**Figure 3** Examples of types of developments found in built form typologies

## 2.4 Baseline planning controls

A set of built form and design standards were created based on the built form typology approach to manage growth in activity centres. The built form and design controls were prepared in line with the urban design principles identified earlier (section 2.2). This creates a starting point for a replicable process to develop centre-specific and site-specific controls to guide future development outcomes.

The built form standards identify building height, street wall height, front setback above the street wall/podium, side and rear setbacks and detailed design provisions according to the activity centre's density index. Based on these standards, a 'deemed to comply' pathway is recommended for planning permit applications. This is discussed in Chapter 3.

# 3 Built form standards

The following sections describe the key built form standards in the activity centre plans. They outline what has informed each standard; how it achieves a good outcome; why the standard is mandatory, discretionary or deemed to comply; and where any activity centre or part of an activity centre has an exception to the standard.

The standards seek to ensure best practice outcomes in terms of the public realm and amenity as well as protecting and enhancing heritage and character. These standards apply consistently across all five activity centres unless varied in Chapter 4 Local variations to built form standards.

## 3.1 Built form standards and deemed to comply

The built form controls to be introduced will include standards that are:

- **Mandatory (standards that must be met)**
  Mandatory standards are developed to manage matters that are essential to protecting amenity to key areas in the activity centres. Therefore, they generally relate to managing sun access and adverse wind impacts. Mandatory standards must be measurable and prescriptive.

- **Discretionary (standards that should be met)**
  Discretionary standards allow for variation to a standard provided the outcome is still achieved. For example, an application that varies the active frontage standard, but still ensures streets achieve adequate surveillance or activity is appropriate to support.
  Generally, on sites over 5,000 square metres, discretionary standards are preferred in recognition of the opportunity that these sites present to deliver greater development scale and their importance to the quality of the activity centre.
  Discretionary standards may be measurable or descriptive.

### 3.1.1 Introducing deemed to comply

Proposals in the activity centres will be assessed against a 'deemed to comply' pathway for some discretionary standards identified in the activity centre plans. Under the deemed to comply pathway, if an application meets the deemed to comply standard, then an application cannot be refused based on that standard.

Deemed to comply controls provide developers and the community with greater certainty about the likely expected scale and intensity of future development, while still allowing for a more innovative design response on a case-by-case basis if the deemed to comply standards are not met.

A deemed to comply pathway is limited to built form standards and may be specified as a range. For example, buildings that are above or below a specified height range will not be deemed to comply.

## 3.2 Building height

The building height standard is based on the activity centre's density index (based on the level of access to jobs and public transport), as well as the built form typology.

### What has informed the standard?

The building height varies depending on the density index allocated to each activity centre. The discretionary and deemed to comply maximum building heights range from 21 metres (six storeys) for Density Index Type One centres up to 66 metres (20 storeys) for Density Index Type Four centres (Table 2).

The building heights have been applied to ensure activity centres can accommodate an appropriate level of density. For instance, greater growth opportunities are considered for activity centres with the highest level of access to jobs and public transport, while also managing off-site amenity impacts such as overshadowing.

### How does the standard achieve a good outcome?

The building heights are determined by the hierarchy and ranking of each centre, considering both existing built form and appropriate future growth (using the typology approach). This ensures good outcomes are achieved with respect to on- and off-site amenity impacts (Table 2).

Additional built form standards such as the ones addressed in Sections 3.3 to 3.9 of this report will further guide development outcomes to ensure appropriate street character and human scale are achieved, while still facilitating growth.

The maximum building heights set out in Table 2 can only be reached where other provisions (for example, sun access) are also met. Consolidation of smaller lots will typically be required to achieve these heights.

The discretionary deemed to comply minimum building height standards are established to discourage underdevelopment (Table 3).

**Table 2** Maximum building height

| PRECINCT | MAXIMUM BUILDING HEIGHT | | | | | DISCRETIONARY OR MANDATORY | DEEMED TO COMPLY |
|---|---|---|---|---|---|---|---|
| ACTIVITY CENTRE DENSITY INDEX TYPE | 1 | 2 | 3 | | 4 | | |
| **Heritage Main Street Core** | 21.0 metres or six storeys, whichever is lesser | | 27.0 metres or eight storeys, whichever is lesser | | | Discretionary | Yes |
| **Non-Heritage Main Street Core** | 21.0 metres or six storeys, whichever is lesser | 27.0 metres or eight storeys, whichever is lesser | 40.0 metres or 12 storeys, whichever is lesser | | | Discretionary | Yes |
| **Fringe** | 21.0 metres or six storeys, whichever is lesser | | 27.0 metres or eight storeys, whichever is lesser | | | Discretionary | Yes |
| **Limited Sensitivities** | 21.0 metres or six storeys, whichever is lesser | 27.0 metres or eight storeys, whichever is lesser | Road reserve width at frontage: less than 20.0m | 27.0 metres or eight storeys, whichever is lesser | 66.0 metres or 20 storeys, whichever is lesser | Discretionary | Yes |
| | | | Road reserve width at frontage: Between 20.0m and 30.0m | 40.0 metres or 12 storeys, whichever is lesser | | | |
| | | | Road reserve width at frontage: Between 30.0m and 40.0m | 53.0 metres or 16 storeys, whichever is lesser | | | |
| | | | Road reserve width at frontage: Greater than 40.0m | 66.0 metres or 20 storeys, whichever is lesser | | | |
| **Large Opportunity Sites** | 21.0 metres or six storeys, whichever is lesser | 27.0 metres or eight storeys, whichever is lesser | 40.0 metres or 12 storeys, whichever is lesser | | 66.0 metres or 20 storeys, whichever is lesser | Discretionary | No |
| **Enclosed Shopping Centres** | 21.0 metres or six storeys, whichever is lesser | 27.0 metres or eight storeys, whichever is lesser | 40.0 metres or 12 storeys, whichever is lesser | | 66.0 metres or 20 storeys, whichever is lesser | Discretionary | No |
| **Residential** | 21.0 metres or six storeys, whichever is lesser | | | | | Discretionary | Yes |

**Table 3** Minimum building height

| PRECINCT | MINIMUM BUILDING HEIGHT | | | | | DISCRETIONARY OR MANDATORY | DEEMED TO COMPLY |
|---|---|---|---|---|---|---|---|
| ACTIVITY CENTRE DENSITY INDEX TYPE | 1 | 2 | 3 | | 4 | | |
| **Heritage Main Street Core** | 13.0 metres or four storeys, whichever is lesser | | 13.0 metres or four storeys, whichever is lesser | | | Discretionary | Yes |
| **Non-Heritage Main Street Core** | 13.0 metres or four storeys, whichever is lesser | 13.0 metres or four storeys, whichever is lesser | 21.0 metres or six storeys, whichever is lesser | | | Discretionary | Yes |
| **Fringe** | 13.0 metres or four storeys, whichever is lesser | | 13.0 metres or four storeys, whichever is lesser | | | Discretionary | Yes |
| **Limited Sensitivities** | 13.0 metres or four storeys, whichever is lesser | 13.0 metres or four storeys, whichever is lesser | Road reserve width at frontage: less than 20.0m | 17.0 metres or five storeys, whichever is lesser | 33.0 metres or 10 storeys, whichever is lesser | Discretionary | Yes |
| | | | Road reserve width at frontage: Between 20.0m and 30.0m | 21.0 metres or six storeys, whichever is lesser | | | |
| | | | Road reserve width at frontage: Between 30.0m and 40.0m | 27.0 metres or eight storeys, whichever is lesser | | | |
| | | | Road reserve width at frontage: Greater than 40.0m | 33.0 metres or 10 storeys, whichever is lesser | | | |
| **Large Opportunity Sites** | None specified | | | | | Not applicable | No |
| **Enclosed Shopping Centres** | None specified | | | | | Not applicable | No |
| **Residential** | 9.6 metres or three storeys, whichever is lesser | | | | | Discretionary | Yes |

## Why is the standard mandatory, discretionary or deemed to comply?

To provide greater certainty for all stakeholders in the development process and make the approvals process more efficient, the building height standard is discretionary, deemed to comply for most standards of most typologies: Heritage Main Street Core, Non-Heritage Main Street Core, Fringe, Limited Sensitivities and Residential. A discretionary, deemed to comply standard for building height is appropriate for these typologies, because the built form outcome is expected to be similar across different activity centres.

The building height standard is Discretionary for Large Opportunity Sites and Enclosed Shopping Centres. The built form outcome for these typologies is often required to be more bespoke due to the size of the site, therefore a discretionary control is more appropriate to allow flexibility.

## Are there any exceptions to the standard?

Broadmeadows has a prevailing urban form of low to mid-rise built form and is at an emerging stage of market readiness for development. Therefore, Broadmeadows Activity Centre is reclassified from its original Density Index Type Four to Density Index Type Three and a consistent building height is applied.  This change results in a reduction of building heights throughout the centre. The building height and street wall height standards in Broadmeadows are discretionary rather than discretionary, deemed to comply to allow for a notice and review process with respect to the Essendon Fields Airport provisions. More information on Broadmeadows is included in Section 4.1.

## 3.3 Street wall/ podium height

Street wall height standards ensure that buildings contribute positively to the streetscape, maintain a human scale and do not overwhelm the public realm. The maximum street wall height is based on typology.

### What has informed the standard?

In the typologies of Heritage Main Street and Non-Heritage Main Street, there is usually an established streetscape character of consistent street wall height. In these precincts, the existing character has informed the street wall height of 11 metres or three storeys (Table 3).

In the typologies of Fringe, Limited Sensitivities, Large Opportunity Sites and Enclosed Shopping Centres, where there is usually a lack of consistent streetscape character, there is an opportunity to create a new character based on creating a comfortable public realm by relating the street wall height to the width of the street. In these typologies, the street wall height is the same as the road width or 21 metres, whichever is lesser. Capping the height of the street wall at 21.0 metres (six storeys) minimises the risk of adverse public realm outcomes in typologies where streets are considerably wide (Table 4).

In Type 1 and Type 2 Density Index Activity Centres, where the maximum height of Fringe typology is 21 metres, the street wall height is established to allow apartments that do not follow a typical podium tower-built form. In these centres the Fringe typology can create a new character.

In the Residential Typology, a podium height of 10.0 metres (three storeys), as well as a four-metre landscape setback is established to ensure a consistent streetscape with neighbouring residential precincts, as well as opportunities for planting.

### How does the standard achieve a good outcome?

The maximum street wall height standard protects the established streetscape character or creates a consistent streetscape outcome in centres with no uniform character. The standard ensures a comfortable and human-scaled environment for pedestrians and works in conjunction with complementary standards for maintaining sun access to footpaths (discussed in Section 3.6).

The maximum street wall height also helps to minimise adverse wind effects caused by taller built form and enhances pedestrian comfort. It ensures that a relatively open streetscape with sky views between buildings is maintained.

The street wall height can only be maximised where other provisions (for example, sun access) are also met.

**Table 4** Street wall/ podium height

| PRECINCT | MAXIMUM STREET WALL/PODIUM HEIGHT | DISCRETIONARY OR MANDATORY | DEEMED TO COMPLY |
|---|---|---|---|
| **Heritage Main Street Core** | 11.0 metres or three storeys, whichever is lesser | Discretionary | Yes |
| **Non-Heritage Main Street Core** | 11.0 metres or three storeys, whichever is lesser | Discretionary | Yes |
| **Fringe** | 1:1 ratio of road width to street wall height or 21.0 m or six storeys whichever is lesser | Discretionary | Yes |
| **Limited Sensitivities** | 1:1 ratio of road width to street wall height or 21.0 m or six storeys whichever is lesser | Discretionary | Yes |
| **Large Opportunity Sites** | 1:1 ratio of road width to street wall height or 21.0 m or six storeys whichever is lesser | Discretionary | No |
| **Enclosed Shopping Centres** | 1:1 ratio of road width to street wall height or 21.0 m or six storeys whichever is lesser | Discretionary | No |
| **Residential** | 10.0 metres or three storeys, whichever is lesser | Discretionary | Yes |

## Why is the standard mandatory, discretionary or deemed to comply?

To provide greater certainty for all stakeholders in the development process and make the approvals process more efficient, the street wall/podium height standard is discretionary and deemed to comply for most typologies: Heritage Main Street Core, Non-Heritage Main Street Core, Fringe, Limited Sensitivities and Residential. A discretionary and deemed to comply standard for street wall height is appropriate for these typologies, because the built form outcome is expected to be similar across different activity centres.

The street wall/podium height standard is to be discretionary for Large Opportunity Sites and Enclosed Shopping Centres, in conjunction with other standards to manage built form outcomes on larger sites (refer to Section 3.10). The built form outcome for these typologies is often required to be more bespoke due to the size of the site, therefore a discretionary control is more appropriate to allow flexibility.

## Are there any exceptions to the standard?

In the Residential Typology, a front landscape setback of four metres and a podium height of 10 metres is required. In some other typologies, a landscape setback is also required for

some streets to create opportunities for landscaping, while protecting and maintaining the existing streetscape. The landscape setback requirement for each activity centre is further discussed in Section 4.

## 3.4 Front setback above street wall

Similar to the street wall, the upper-level front setback standard manages the scale and impact of taller buildings on the public realm, maintaining a pedestrian-friendly environment and the streetscape character. The minimum front setback above street wall or podium is based on typology and is adjusted to address the differing building heights as well as activity centres' density index type.

The minimum front setback above street wall proposed by City of Centres for typologies of Limited Sensitivities, Large Opportunity Sites and Enclosed Shopping Centres is adjusted to simplify standards for the Type 1 and Type 2 activity centres.

### What has informed the standard?

The minimum front setbacks above street wall or podium have been determined to maintain an inviting public realm at the street level, respect heritage values where they prevail, and provide for greater densities that align with the desired density level of the activity centre.

In areas with lower built form (for example, Heritage and Non-Heritage Main Street Typologies), a more dominant street wall with a visually recessive upper form is established. In areas where a higher density is sought (for example, Limited Sensitivities Typology), a low-rise podium with towers above that are set back from the street and separated from each other is supported.

The minimum front setback above the street wall or podium is based on typology and activity centres' density index. The required setback increases as the building height increases.

### How does the standard achieve a good outcome?

The minimum front setbacks above the street wall helps to maintain a pedestrian-friendly environment, while protecting or enhancing the streetscape character. With additional standards such as sun access (discussed in Section 3.6), it also minimises the overshadowing of opposite footpaths, contributing to a more enjoyable public realm (Table 5).

Upper-level setback standards have been established to ensure main streets have a human scale for all centre types and upper levels are appropriately set back from the street wall. In Type One and Two activity centres, a more dominant street wall with a visually recessive upper form is envisaged. In Type Three and Four activity centres where a higher density is expected, a low-rise podium with towers above that are appropriately set back from the street wall is envisaged.

**Table 5** Minimum front setback above street wall or podium

| TYPOLOGY | ACTIVITY CENTRE TYPE | PART OF THE BUILDING | Minimum SETBACK | DISCRETIONARY OR MANDATORY | DEEMED TO COMPLY |
|---|---|---|---|---|---|
| **Heritage Main Street Core** | 1-2 | Above the proposed street wall, up to 18.0 metres | 5.0 metres | Discretionary | Yes |
| | | > 18.0 metres | 5.0 metres + 1.5metres per additional 1m height | | |
| | 3-4 | Above the proposed street wall | 10.0 metres | | |
| **Non-Heritage Main Street Core** | 1-2 | Above the proposed street wall, up to 21.0 metres | 3.0 metres | Discretionary | Yes |
| | | >21.0 metres | 3.0 metres + 1.0 metre per additional 1.0 metre in height | | |
| | 3-4 | Above the proposed street wall | 5.0 metres | | |
| **Fringe** | 1-2 | Above the proposed street wall, up to 21.0 metres | 3.0 metres | Discretionary | Yes |
| | | >21.0 metres | 3.0 metres + 1.0 metre per additional 1.0 metre in height | | |
| | 3-4 | Above the proposed street wall | 6.0 metres | | |
| **Limited Sensitivities** | 1-2 | Above maximum street wall height | 1.0 metre per additional 1.0 metre in height | Discretionary | Yes |
| | 3-4 | Above maximum street wall height | 5.0 metres | | |
| **Large Opportunity Sites** | 1-2 | Above maximum street wall height | 1.0 metre per additional 1.0 metre in height | Discretionary | No |
| | 3-4 | Above maximum street wall height | 5.0 metres | | |
| **Enclosed Shopping Centres** | 1-2 | Above maximum street wall height | 1.0 metre per additional 1.0 metre in height | Discretionary | No |
| | 3-4 | Above maximum street wall height | 5.0 metres | | |
| **Residential** | 1-4 | Above the proposed podium height | 5.0 metres | Discretionary | Yes |

A maximum of two setbacks should be incorporated above the street wall or podium to avoid an overly tiered built form (Figure 4).

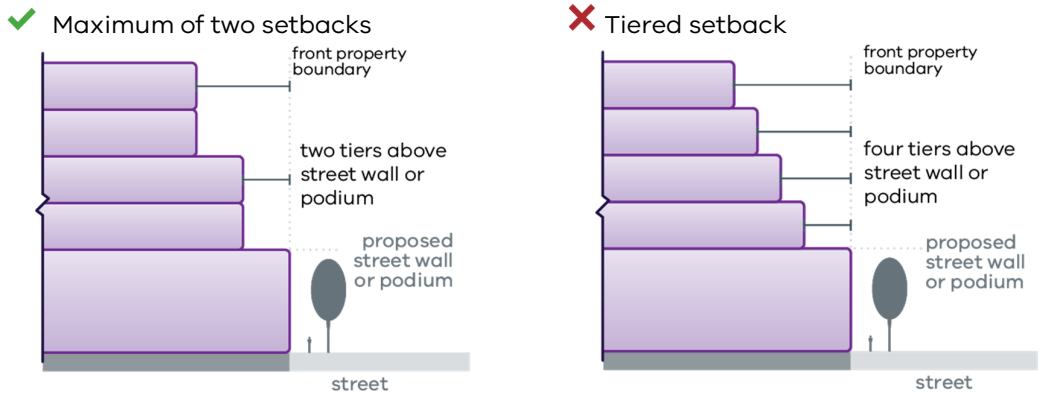



**Figure 4** Side elevation showing front setback above street wall/podium

## Why is the standard mandatory, discretionary or deemed to comply?

To provide greater certainty for all stakeholders in the development process and make the approvals process more efficient, the minimum front setback above the street wall or podium is discretionary, deemed to comply for all typologies except for Large Opportunity Sites and Enclosed Shopping Centres. A discretionary, deemed to comply standard for minimum front setback is appropriate because the built form outcome is expected to be similar across different activity centres

The minimum front setback above street wall or podium for Large Opportunity Sites and Enclosed Shopping Centres is a discretionary standard. The built form outcome for these typologies is often required to be more bespoke due to the size of the site, therefore a discretionary control is more appropriate to allow flexibility.

## Are there any exceptions to the standard?

There are no exceptions to this standard.

## 3.5 Side and rear setbacks

Side and rear setback standards are established to ensure there is an adequate space between buildings to provide light and air access, maintain privacy, and reduce the impact of development on neighbouring properties.

### What has informed the standard?

The same side and rear setback standards are to be applied to buildings in all typologies except for the Residential Typology and at sensitive interfaces.

As height increases, required minimum setbacks increase, ensuring adequate separation between upper built forms. This contributes to a reasonable internal amenity and provides sunlight, daylight, and sky views between buildings, enhancing the amenity of the public realm.

Greater setbacks are for habitable rooms to ensure the highest level of access to natural light and ventilation, as well as to prevent overlooking.

The setback standard on party walls varies based on the width of the site at the frontage, providing feasible development opportunities for smaller properties, while also managing equitable development opportunities for neighbouring properties. In wider sites (wider than 30 metres), setbacks are required from both sides to allow for adequate separation between upper forms in the streetscape (Table 6). Figure 5 shows the side and rear setbacks (and party wall) for sites of varied widths.


**Figure 5** Front elevation showing side setbacks for lots of different widths

### How does the standard achieve a good outcome?

Minimum side and rear setbacks are required to ensure a balance between density and amenity. Setbacks reduce the potential for windows and balconies to directly overlook neighbouring properties. Additionally, setbacks also facilitate natural light access and air circulation for internal amenity. Setbacks assist in moderating the bulk and scale of buildings, complementing other standards such as building height.

**Table 6** Minimum side and rear setbacks in Heritage Core Main Street, Non-Heritage Core Main street, Fringe, Limited Sensitivities, Large Opportunity Sites and Enclosed Shopping Centres except where the allotment boundary adjoins a sensitive interface

| BUILDING HEIGHT | MINIMUM SETBACK | | | | MANDATORY OR DISCRETIONARY | DEEMED TO COMPLY |
|---|---|---|---|---|---|---|
| | HABITABLE ROOM/ BALCONY OUTLOOK TO BOUNDARY LINE | NON-HABITABLE OUTLOOK TO BOUNDARY LINE | OTHER INTERFACE TO BOUNDARY LINE | | | |
| **Up to 11.0 metres (three storeys)** | 4.5 metres | 3.0 metres | 0 metres (party wall) | | Discretionary | Large Opportunity Sites and Enclosed Shopping Centres) – No<br>All other sites - Yes |
| **Above 11.0 metres (three storeys) metres up to 27.0 metres (eight storeys)** | 4.5 metres | 4.5 metres | Where the average width of the site (measured parallel to the frontage) is less than 22.0 metres | 0 metres (party wall) on both side boundaries | | |
| | | | Where the average width of the site (measured parallel to the frontage) is at least 22.0 metres and up to 30.0 metres | 0 metres (party wall) on one side boundary and 4.5m on the other side boundary | | |
| | | | Where the average width of the site (measured parallel to the frontage) is more than 30.0 metres | 4.5 metres | | |
| **Above 27.0 metres (eight storeys) to 40.0 metres (12 storeys)** | 6.0 metres | 6.0 metres | 6.0 metres | | | |
| **Above 40.0 metres (12 storeys)** | 10.0 metres | 9.0 metres | 10.0 metres | | | |

A maximum of two side and rear setbacks should be incorporated above the street wall or podium to avoid an overly tiered built form.

## Why is the standard mandatory, discretionary or deemed to comply?

To provide greater certainty for all stakeholders in the development process and make the approvals process more efficient, the minimum side and rear setback standard is discretionary, deemed to comply for all typologies except for Large Opportunity Sites and Enclosed Shopping Centres. A discretionary, deemed to comply standard for side and rear setbacks is appropriate because the built form outcome is expected to be similar across different activity centres.

Discretionary, deemed to comply standards are not considered appropriate for larger sites due to the risk of inappropriate outcomes. The minimum side and rear setbacks for Large Opportunity Sites and Enclosed Shopping Centres are discretionary. The built form outcome for these typologies is often required to be more bespoke due to the size of the site, therefore a discretionary control is more appropriate to allow flexibility.

## Are there any exceptions to the standard?

In the Residential Typology and at a sensitive interface, a different approach to the setback standards is established. For development in the Residential Typology and at sensitive interfaces the minimum side and rear setbacks for developments are required to have a varied response to respect the residential character and respond to the amenity need, both on-site and for neighbouring properties (Table 7).

**Table 7** Side and rear setbacks to Residential Typology or at Sensitive Interfaces

| BUILDING HEIGHT | HABITABLE ROOM/ BALCONY OUTLOOK TO BOUNDARY LINE MINIMUM SIDE AND REAR SETBACK | NON-HABITABLE OUTLOOK TO BOUNDARY LINE MINIMUM SIDE AND REAR SETBACK |
|---|---|---|
| Up to 10 metres (three storeys) | 6 metres | 4.5 metres |
| Above 10 metres (three storeys) | 6 metres | 6 metres |

## 3.6 Sun access

Public and green spaces serve as invaluable public assets. Sunlight plays a vital role in preserving the health of landscaping and trees, as well as in facilitating thermal comfort for users. This section discusses the standards that protect sun access to public spaces.

### What has informed the standard?

Parks and other public spaces, such as plazas have been categorised based on their significance and use, as well as consideration of existing overshadowing from development around them. Parks that are not heavily impacted by overshadowing from existing development are to have the highest level of protection. The standard ensures that parks receive sunlight for a minimum of four hours at the winter solstice (21 June).

Streets have been categorised based on the *Movement and Place Framework*[2] and their different purpose and use. The streets with the highest pedestrian activity have been identified as requiring the highest level of protection from additional overshadowing. The standard ensures footpaths receive sunlight for a minimum of five hours at the spring equinox (22 September).

### How does the standard achieve a good outcome?

The sun access standard complements the building height, street wall height, and setback standards to ensure that sun access to key public and green spaces is maintained. This standard supports the health of existing landscapes and ecosystems providing thermal comfort for users in colder months, as well as providing opportunities to linger in the public realm (Table 8).

[2] State Government of Victoria (Department of Transport), Movement and Place in Victoria, 2019

**Table 8** Sun access

| SUN ACCESS | | | |
|---|---|---|---|
| **TYPES** | **SUN ACCESS STANDARDS - STREETS** | **MANDATORY OR DISCRETIONARY** | **DEEMED TO COMPLY** |
| **Boulevards** | Maintain sun access to the central median between 10am and 2pm on 22 September | Discretionary | Yes |
| **Key pedestrian streets/green streets** | Maintain sun access to the opposite footpath measured at least 5 metres from the property boundary between 10am and 2pm on 22 September | Discretionary | Yes |
| **All other streets** | Buildings should minimise additional overshadowing of opposite footpaths between 10am and 2pm on 22 September.<br>This does not apply to development that meets the following discretionary, deemed to comply standards:<br>- Table 2 – Maximum building height<br>- Table 4 – Street wall/podium height<br>- Table 5 – Front setback above street wall/podium height<br>- Landscaped setbacks identified in Chapter 4 | Discretionary | No |
| **SUN ACCESS STANDARDS – PARKS & OPEN SPACES** | | | |
| **High protection** | No additional overshadowing between 10am and 3pm on 21June | Mandatory | Yes |
| **Moderate protection** | No additional overshadowing beyond the theoretical shadow cast by any proposed podium/street wall between 10am and 3pm on 21 June | Mandatory | Yes |
| **All other parks and open spaces (including waterways, any future parks and open spaces)** | Buildings should minimise additional overshadowing beyond shadow cast by the existing developments between 10am and 3pm on 21 June.<br>This does not apply to development that meets the following discretionary, deemed to comply standards:<br>- Table 2 – Maximum building height | Discretionary | No |

| | | | |
|---|---|---|---|
| | - Table 4 – Street wall/podium height<br>- Table 5 – Front setback above street wall/podium height<br>- Landscaped setbacks identified in Chapter 4 | | |

## Why is the standard mandatory, discretionary or deemed to comply?

A mix of mandatory, discretionary and deemed to comply standards have been established based on the significance of parks, open spaces, and streets. The mandatory standards provide development certainty, while ensuring significant parks are protected from excessive overshadowing. The discretionary standards provide flexibility where solar access outcomes can be achieved.

**Table 9** Mandatory and discretionary sun access standards

| SUN ACCESS | | |
|---|---|---|
| **TYPES** | **MANDATORY OR DISCRETIONARY** | **JUSTIFICATION** |
| **Boulevards** | Discretionary | This discretionary standard ensures there is sufficient sunlight to the central median of boulevards for canopy planting. Given the lack of pedestrian activity in central medians, this control is established as discretionary to enable the responsible authorities' discretion based on contextual nuances. |
| **Key pedestrian streets/green streets** | Discretionary | Key pedestrian streets are identified based on the Movement and Place in Victoria framework. These streets are anticipated to accommodate a high level of pedestrian and cycling activity. This standard is discretionary to ensure sun access to footpaths are protected to support canopy planting on nature strips and provide sufficient sunlight to lingering activities such as outdoor dining as well as pedestrians when required. |
| **All other streets** | Discretionary | This standard is discretionary and only applicable to developments that does not meet specific discretionary, deemed to comply standards.<br>This standard ensures proposed developments that go beyond the deemed to comply envelop do not overshadow the opposite footpath beyond the overshadowing caused by existing developments.<br>This discretionary standard provide flexibility where solar access outcomes can be achieved. |
| **SUN ACCESS STANDARDS – PARKS & OPEN SPACES** | | |
| **High protection** | Mandatory | Parks that are not heavily impacted by overshadowing from existing development have |

| | | |
|---|---|---|
| | | the highest level of protection. This mandatory standard ensures five hours of sun access to these parks in the winter solstice to support healthy canopy planting as well as active and passive activities in parks.<br>Existing parks and open spaces will need to support the population growth in the activity centres and surrounding catchment areas. This mandatory standard is to ensure the health of these parks' ecosystem and enable future planting by sufficient access to sunlight. |
| **Moderate protection** | Mandatory | Parks that are already overshadowed by existing developments are identified for moderate protection. This mandatory standard protects sun access to these parks beyond shadow cast by the proposed podium/street wall to ensure some sun access that support the health of the parks' eco system and activities in parks. |
| **All other parks and open spaces (including waterways, any future parks and open spaces)** | Discretionary | This standard is discretionary and only applicable to developments that does not meet specific discretionary, deemed to comply standards.<br>This standard ensures sun protection to future parks and open spaces beyond the extent of overshadowing by existing developments. The discretionary standards provide flexibility where solar access outcomes can be achieved. |

### Are there any exceptions to the standard?

There are no exceptions to this standard.

## 3.7 Wind

Wind provisions are specified in the Header of the Built Form Overlay. No variation is proposed in the Schedule and the provision.

This standard aims to ensure that the built form, design, and layout of new developments does not generate unacceptable wind impacts within the site or on surrounding areas. The wind tunnel effect occurs when tall buildings are placed close together, creating a narrow passageway (like a canyon), that can channel wind at higher speeds through the street. Publicly accessible outdoor spaces within an apartment development or on surrounding streets should not have unacceptable wind impacts, as they create unpleasant spaces to walk and congregate.

### What has informed the standard?

The standard is based on the *Better Apartments Design Standards (State of Victoria Department of Environment, Land, Water and Planning, 2021)* and requirements in Clause 58 (Apartment Developments) of the Planning Scheme to ensure that the standard applies equally to apartments and commercial developments in activity centres.

### How does the standard achieve a good outcome?

The standard ensures comfortable wind conditions for sitting areas, standing areas, and walking areas while preventing unsafe wind conditions (Table 10) within the assessment distance from all facades (Figure 6).

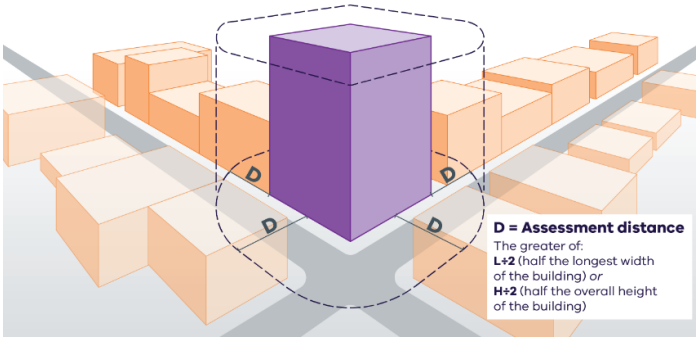



**Figure 6** Wind assessment distance

The podium structure, stepped built form above the podium, architectural features such as canopies and awnings, as well as landscape design can all assist in mitigating the development's wind impact on public spaces.

**Table 10** Wind control specifications

| Development of five or more storeys, excluding a basement: | DISCRETIONARY OR MANDATORY |
|---|---|
| Must not cause unsafe wind conditions (as defined below) in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades. | Mandatory |
| Should achieve comfortable wind conditions (as defined below) in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades. | Discretionary |

| WIND CONDITION | SPECIFICATION |
|---|---|
| **Comfortable wind conditions** | Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20 per cent of the time, equal to or less than:<br>• 3 metres per second for sitting areas<br>• 4 metres per second for standing areas<br>• 5 metres per second for walking areas |
| **Unsafe wind conditions** | Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions |

## Why is the standard mandatory, discretionary or deemed to comply?

A combination of mandatory and discretionary standards has been established to ensure unsafe conditions are avoided and comfortable wind conditions are facilitated.

To ensure new developments do not cause unsafe wind conditions, a mandatory standard is established. To facilitate comfortable wind conditions in public areas including streets and parks, a discretionary standard is established.

## Are there any exceptions to the standard?

There are no exceptions to this standard.

## 3.8 Active frontages

Active frontages support a vibrant, active, and safe pedestrian environment. A variety of techniques and approaches can be employed to activate streetscapes, recognising differences in typologies and land use.

Active frontages can be facilitated by a combination of glazing, entries, and commercial activities such as dining areas. Retail typically plays a key role in street activation. However, other land uses will also contribute, including eateries with street dining, residential developments with balconies overlooking the street, and other uses that provide passive surveillance, such as gyms, banks, and post offices.

### What has informed the standard?

The standard for primary and secondary active frontages is based on the existing and emerging lands uses in different typologies, ensuring new developments provide opportunities for a high level of activation. Developments should incorporate clear glazing as specified in Table 10 for the streets and areas identified in the activity centre plans.

### How does the standard achieve a good outcome?

At street level, clear and unobstructed views into and out of buildings enhance the urban experience for both pedestrians and occupants. Transparency in the building facade adds visual interest, enhances streetscape vibrancy, and improves public realm safety through passive surveillance. A high degree of visual and physical connection, including multiple entrances and storefront windows at ground level, supports active, street-related commercial and retail activity.

The standard is applied across different typologies, ensuring new development in main streets or other key pedestrian streets deliver the highest level of activation. The applied level of activation (primary versus secondary) should also respond to the land use provisions.

**Table 11** Active frontages

| STREETS OR AREAS IDENTIFIED IN ACTIVITY CENTRE PLANS | CLEAR GLAZING | MANDATORY OR DISCRETIONARY | DEEMED TO COMPLY |
|---|---|---|---|
| **Primary active frontages** | A preferred minimum 80 per cent clear glazing along the ground level frontage to a height of 2.5 metres, excluding any solid plinth or base | Discretionary | No |
| **Secondary active frontages** | A preferred minimum 60 per cent clear glazing along the ground level frontage to a height of 2.5 metres, excluding any solid plinth or base | Discretionary | No |

## Why is the standard mandatory, discretionary or deemed to comply?

Active frontage standards are discretionary. The provision of active frontages does not considerably impact the building envelope and a deemed to comply approach does not warrant development certainty. The standard is therefore discretionary to allow for variations, while the activation outcome is still achieved.

## Are there any exceptions to the standard?

There are no exceptions to this standard.

## 3.9 Large Opportunity Sites and Enclosed Shopping Centres

In addition to the planning standards discussed in Sections 3.2 to 3.8, it is recognised that sites over 5,000 square metres may require additional standards to manage the built form outcome.

These additional requirements and standards include:

### Master planning

For some Large Opportunity Sites and Enclosed Shopping Centres identified in the activity centre plans, a master plan is required. The master plan should address matters such as (but not limited to):

- Site constraints, such as flood hazard
- Scale of development
- Siting and orientation of buildings
- Any open space, canopy trees or pedestrian links required
- Key interfaces
- Internal street network and layout if applicable
- Indicative vehicle (including for waste, loading or other service vehicles), pedestrian and cycling entries, if relevant
- The proposed land use and floor area of each building
- Green infrastructure and alternative water sources/treatments if applicable.

### Tower floor plate size

Residential apartment development above the maximum street wall height should have a maximum floorplate size of no more than 1,000 square metres per tower.

The preferred maximum tower floorplate was informed by studying recent precedents, as well as an understanding of relevant design guidelines for apartments, building codes, buildings recognised for design quality (high quality architecture), and general commercial viability.

A minimum floor plate is not established for non-residential towers to allow flexibility for different size floor plates informed by the land use needs.

### Building separation

Buildings above the established street wall should provide a minimum preferred separation distance, as outlined in Table 12.

**Table 12** Building separation distance for buildings within a site

| ANY PART OF THE BUILDING | MINIMUM SEPARATION |
|---|---|
| Up to and including 27m | 9 metres |
| Above 27 m and up to and including 40m | 12 metres |
| Above 40m | 20m where a habitable window or balcony is proposed.<br>18m in all other instances. |

## Deep soil requirements

Deep soil standards for facilitating tree planting in apartment developments are already addressed by standards in the planning scheme under Standard D10 Landscaping (Clause 58.03-5). Large Opportunity Sites and Enclosed Shopping Centres are required to provide a minimum 10 per cent of the site for deep soil planting at ground level. This additional standard complements existing standards in Clause 58 (Apartment Development) in the Planning Scheme.

All other developments in Large Opportunity Sites and Enclosed Shopping Centres (e.g. commercial & office) should:

- Provide a minimum 10 per cent of the site for deep soil planting at ground level; and
- Provide at least:
- Two trees with a minimum canopy and height at maturity of 8 metres; or
- One tree with a minimum canopy and height at maturity of 12 metres.

## Pedestrian link

Where the urban block length is greater than 100 metres, development on a Large Opportunity site or Enclosed Shopping Centre, with an abuttal to two or more streets or laneways should provide a new through-block pedestrian connection (Figure 7).

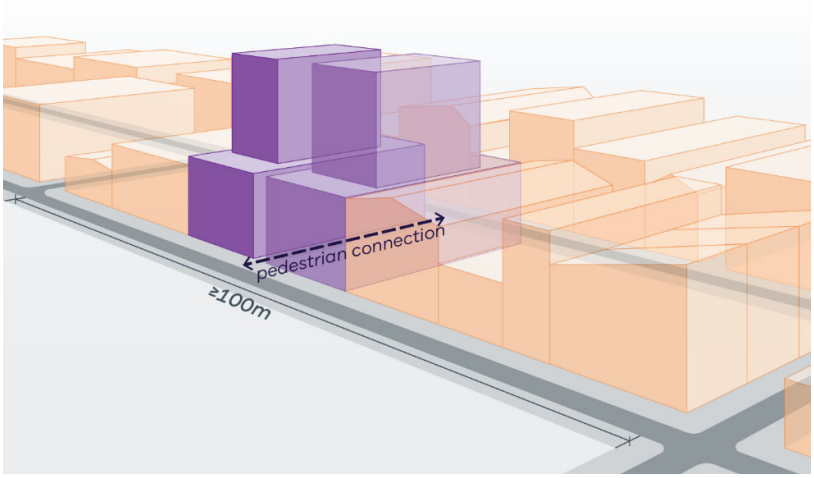



**Figure 7** Pedestrian connection

## How does the standard achieve a good outcome?

The master planning process can provide certainty regarding the nature of use and development proposal. It ensures that permits granted are generally in accordance with the master plan. Additionally, it provides an opportunity for local councils and developers to align on the holistic vision and different aspects of the development, thereby avoiding a lengthy and resource-intensive application process and reduce VCAT appeals.

The preferred maximum tower floor plate size, in combination with building separation creates architectural interest and visually reduces the overall scale of the building's mass. This approach minimises the loss of sky views from the public realm and facilitates natural light penetration into interior spaces. It also minimises shadow impacts and adverse wind conditions on surrounding streets, parks, open space and properties.

Providing adequate space for deep soil planting for canopy trees at the ground level will enhance the public realm's amenity and help reduce the urban heat island effect.

The inclusion of pedestrian links aims to facilitate access to and from the activity centre as well as transport interchanges, train stations, and public open space.

## Why is the standard mandatory, discretionary or deemed to comply for Large Opportunity Sites and Enclosed Shopping Centres?

All standards described in Section 3.9 are discretionary. The built form outcome for these typologies is often required to be more bespoke due to the size of the site, therefore a discretionary control is more appropriate to allow flexibility.

## Are there any exceptions to the standard?

Master planning is only recommended for some large sites that may need internal roads, and smaller sites with specific complexities (e.g. unusual shape and or interfaces) that can benefit from a master plan prior to preparing a planning permit application. Sites identified as potentially benefitting from a master plan are identified in the activity centre plans. Generally, government or council-owned sites have not been identified as specifically

requiring a master plan as this would generally be part of the government or council process.

**Note.** It is recognised that the regional commercial and retail significance of the Chadstone Shopping Centre as the largest freestanding shopping centre in Australia, requires a specific planning response beyond what the Enclosed Shopping Centre Typology allows for. Following review of the existing incorporated plan, changes to or replacement of the existing mechanism (IPO2) will be considered through engagement with key stakeholders including the landowner (represented by co-owner Vicinity Centres) and Stonnington Council.

# 4 Local variations to built form standards

This section outlines the local variations to the built form standards for each activity centre. Local variations are established where the need for a place specific adjustment is sought to achieve a particular outcome, for example, increasing setbacks for landscaping, increasing, or decreasing building heights.

A local variation has only been identified in circumstances which do not compromise achieving the underpinning urban design principles listed at Section 2.2 of this report.

**Table 13** Broadmeadows

| Local variations for Broadmeadows Activity Centre | |
|---|---|
| **#** | **Local Variation** |
| **AC-wide** | Broadmeadows is reclassified to a **Type Three density index** with building heights subsequently reduced to a **discretionary building height of 40 metres (12 storeys) throughout.** Broadmeadows has a prevailing low to mid-rise built form character and is in the emerging stage of market readiness for higher density development. There are further constraints on the building height associated with Essendon Airport's Obstacle Limitation Surface (OLS).<br>In conjunction with the reduction in building height, the **front setback above street wall requirements** have also been amended to reflect the requirements for Type 2 density index, to further align with the OLS-related height limitation. |
| **01** | **A discretionary, deemed to comply landscape front setback of 4 metres** along Cavendish Street and Talgarno Street is introduced to support landscaping opportunities and an improved transition to residential areas. |
| **02** | **A discretionary, deemed to comply landscape front setback of 5 metres** along Pascoe Vale Road is introduced to act as a buffer between existing uses and vehicle movements to improve sense of openness. |
| **03** | Master planning requirements are removed for some large government sites including Kangan Institute, Banksia Gardens and Hume Central. |
| **04** | The site at 16-22 Pearcedale Parade is reclassified as a **"Large Opportunity Site"**. |

**Table 14** Chadstone

| Local variations for Chadstone Activity Centre | |
|---|---|
| **#** | **Local Variation** |
| **01** | **Limited Sensitivities Typology is reclassified to Fringe Typology**. The Limited Sensitivity sites could create a disjointed streetscape and result in a poor transition from eight storey to three storey on General Residential Zone land. The Fringe Typology will better manage the transition and is consistent with the vision articulated in the *Monash Boulevards Urban Design Framework (2022)*. |
| **02** | **A discretionary, deemed to comply 7.6 metre front landscape setback** along Dandenong Road is introduced. The setback provides an opportunity for large canopy tree planting (minimum 12 metre canopy spread and 12 metres height) on both sides of Dandenong Road, contributing to its boulevard character. |
| **03** | **A discretionary, deemed to comply 3 metre front landscape setback** along other streets for **Limited Sensitivities and Fringe is introduced**. The setback provides an opportunity for small to medium canopy tree planting (4 to 8 metre canopy spread and 6 to 8 metre height) in response to the preferred character on both sides of Dandenong Road. |
| **04** | The **'Boulevard' classification is removed from Chadstone Shopping Centre frontage** to Dandenong Road in alignment with the IPO and or recently constructed development. Removal of 'key streets' classification along Chadstone Road fronting Chadstone Shopping Centre. |
| **05** | **Preferred maximum heights subject to future determination**, responding to considerations of bulk, character and appearance. |

**Table 15** Moorabbin

| Local variations for Moorabbin Activity Centre | |
|---|---|
| **#** | **Local Variation** |
| **01** | Fringe and Limited Sensitivities typologies in the Bayside and Glen Eira local government areas are reclassified to **Residential Typology** to align with the existing subdivision pattern. **A discretionary, deemed to comply 4 metre landscape setback** requirement to provide landscaping opportunities within front setbacks is required. |
| **02** | **A deemed to comply landscape front setback of 4 metres** for the **Fringe Typology** in Glen Eira allows for landscaping opportunities. |
| **03** | Some Large Opportunity Sites in Kingston can accommodate **taller buildings (up to** a **discretionary height of 12 storeys)** without any adverse amenity impacts. This can also enhance the sense of arrival into the activity centre and align with emerging development patterns. |
| **04** | Limited Sensitivities Typology is reclassified to **Fringe Typology** in Bayside to align with the existing subdivision pattern. |
| **05** | No Change Typology is reclassified to **Large Opportunity Sites Typology** at the Moorabbin train station and surrounds. |
| **06** | Limited Sensitivities Typology is reclassified to **Large Opportunity Sites Typology** with a **discretionary height of up to 12 storeys** to enhance the sense of arrival into the activity centre. |
| **07** | **A discretionary minimum landscape front setback of 5 metres** for **select Large Opportunity Sites** and surrounds along the Nepean Highway is required to allow for landscaping opportunities. |
| **08** | The building height for the **Harvey Norman Large Opportunity Site** is increased from 27 metres/8 storeys to **34 metres/10 storeys**. |
| **09** | The building height for **2-4 Highbury Avenue, Hampton East** is increased from 21 metres/6 storeys to **27 metres/eight storeys** in line with the reclassification of this site from Fringe Typology to **Limited Sensitivities Typology**. |
| **10** | An **11 metre/3-storey street wall/podium height** applied to all Limited Sensitivities Typology and Large Opportunity Sites Typology in Kingston where they don't front to South Road or Nepean Highway. |
| **11** | The **Moorabbin West Precinct Large Opportunity Site** is identified for the **master planning** requirement. |
| **12** | Sections of Fringe Typology and Limited Sensitivities Typology are reclassified to **Residential Typology** in Kingston. |
| **13** | Non-Heritage Main Street Core Typology is reclassified to **Large Opportunity Sites Typology** in Kingston, with a maximum building height of **27 metres/8 storeys** and is identified for the master planning requirement. |
| **14** | The discretionary **minimum landscape setback of 5 metres** is **extended along Nepean Highway** to some sites of the Limited Sensitivities Typology to align with the service lanes. |


Moorabbin Activity Centre
INSET
SOUTH RD
KING ST
NEPEAN HWY
CARRINGTON ST
JASPER RD
HEALEY ST
MOORABBIN
Legend
Activity Centre
local variations
variation to typology
landscape setback variation
N
0 50 100 150 200 250m

**Table 16** Niddrie (Keilor Road) Activity Centre

| Local variations for Niddrie (Keilor Road) Activity Centre | |
|---|---|
| **#** | **Local Variation** |
| **01** | Most **Large Opportunity Sites** can be developed for **taller buildings (up to a discretionary height of 10 storeys)** without adversely affecting the public realm's solar exposure. |
| **02** | **A discretionary, deemed to comply 1.5m landscape setback** to street frontages zoned Commercial 2 Zone (C2Z) is required to align with Moonee Valley's planning scheme Design and Development Overlay, Schedule 7 (DDO7). |
| **03** | The discretionary height of **203-211 Keilor Road** is reduced from 10 storeys to 8 storeys due to the conflict with Essendon Fields Airport's operation. |

**Table 17** North Essendon

| Local variations for North Essendon Activity Centre | |
|---|---|
| **#** | **Local Variation** |
| **01** | **A discretionary, deemed to comply landscape front setback of 4 metres** for the Fringe typology is required to align with the current subdivision pattern. |
| **02** | **Fringe is reclassified to Residential typology** to align with the existing subdivision pattern. **A discretionary, deemed to comply 4 metre front landscape setback** is required to align with the existing subdivision pattern. |
| **03** | **A discretionary, deemed to comply front landscape setback of 2.5 metres** is required for Limited Sensitivity typology in this area to respond to the prevailing setback. |
| **04** | **The sun access standard** for Boulevard is amended to align with local context given Mount Alexander Road has two central medians. This standard is mandatory for North Essendon. |