

21/03/2013
C135**SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO19**.

MOORABBIN ACTIVITY CENTRE**1.0 Design objectives - General**21/01/2010
C100

- To reinforce the urban form, character, streetscape of the Moorabbin Activity Centre.
- To achieve responsive and sensitively designed development that is of a high quality architectural and urban design standard.
- To achieve appropriately designed development that is consistent with the built form outcomes and heights envisaged by this Overlay.
- To ensure development has proper regard for the established, streetscape and development pattern in terms of building design, height, scale, and siting.
- To preserve solar access to adjoining residential zones, dwellings, public and private open space and pedestrian paths.
- To protect and enhance key views, vistas and landmarks.

Design objectives – Building form

- Maintain upper level setbacks above street wall. Variations where permissible to street frontage setbacks for upper storeys may be possible when a significant urban design outcome is achieved which adds vitality, interest and improves public safety of the public spaces below.
- Ensure developments deliver an improved architectural quality for the centre. Innovative building forms and material detailing is encouraged to deliver a renewed built outcome.
- Encourage generous balcony space for sites with a northerly aspect.
- Respect residential interfaces to ensure sunlight is maintained and overshadowing of private open space is minimised..
- Ensure new development contributes to consistent 2 storey street facing facades where applicable.
- Encourage the addition of urban, public open spaces which address the street.
- Encourage site consolidation to avoid underdevelopment of land in precincts where higher built form outcomes are envisaged in accordance with the table to this Schedule.

2.021/01/2010
C100**Buildings and works****Height****Precinct A to H**

Buildings and works other than domestic services normal to a dwelling including lift overruns should not exceed the maximum overall building height set out in the Table to this Schedule for Precincts A to H.

A permit may be granted to vary the maximum overall building height set out in the Table to this Schedule for Precinct A to H in circumstances where it can be demonstrated that the Design objectives and Design standards can be satisfied.

Setback

Buildings and works including domestic services normal to a dwelling including lift overruns should not exceed the minimum building setback set out in the Table to the Schedule for Precinct A.

A permit may be granted to vary the setback requirements for Precinct A in the Table to this Schedule in circumstances where it can be demonstrated that the Design objective and Design standard can be satisfied.

Table to Schedule 19

Height Control Area as shown on the plan to Schedule 19	Maximum Overall Building Height	Design Standard
<p>Precinct - A Area bound by Taylor St, South Road, Station St and Central Ave including the area south of Central Ave comprising 6 & 8 Station Street, Moorabbin</p>	<p>4 storeys (14 metres) subject to site consolidation</p>	<ul style="list-style-type: none"> ▪ Any 3rd storey must be setback a minimum of 5 metres from the frontage to enable a robust two storey building form with a maximum building height of 8 metres at Station Street. Balconies may encroach within the 3rd storey setback but must be setback 2.8 metres from the frontage. And of an open appearance. ▪ Any 3rd storey must be setback a minimum of 3 metres from a laneway building edge. ▪ Building edges abutting laneways shall integrate adequate measures to enable clear sight lines for vehicles and pedestrians using the laneway. ▪ For buildings with a frontage to South Road, any 4th storey must be setback a minimum of 5 metres from the frontage to enable a robust three storey building form with a maximum building height of 11 metres at South Road. Balconies may encroach within the 4th storey setback but must be setback 2.8 metres from the frontage and be of an open appearance. ▪ Maintain fine grain building pattern and detailing along commercial street edges at all levels. ▪ Developments shall contain a level of façade articulation and material detailing that distinguishes the lower floors from the upper floors to maintain a robust and traditional 2 storey street wall façade except along South Road where a 3 storey street wall is permitted.
<p>Precinct - B 1007 Nepean Hwy, Moorabbin located on the south side of Redholme Street and between Nepean Hwy and Bataba Street</p>	<p>3 storeys (11 metres)</p>	<ul style="list-style-type: none"> ▪ Encourage a new, contemporary built form within quality landscaped settings that respond to the community/residential focus of the precinct.
<p>Precinct - C 4, 2 & 2A Station Street, Moorabbin and the area bounded by Central Ave, Redholme St and Tuck Street, Moorabbin</p>	<p>5 storeys (17 metres) subject to site consolidation</p>	<ul style="list-style-type: none"> ▪ Encourage high quality landscapes along Redholme Street to soften the built form and to maintain an open street setting. ▪ Maintain fine grain shopfront patterns along commercial street edges. ▪ Ensure a high level of material detailing and facade articulation along commercial street walls to maintain traditional shopfront appearance. Repetition in the presentation of the building shall be avoided. ▪ Ensure 3rd storey and above, as they present to Redholme St are light weight in appearance and read differently to the street wall façade to reduce building bulk.

Height Control Area as shown on the plan to Schedule 19	Maximum Overall Building Height	Design Standard
<p>Precinct - D Area bound by Exley Drive, Nepean Hwy, and the railway line, Moorabbin</p>	<p>5 storeys (17 metres)</p>	<ul style="list-style-type: none"> ▪ Encourage a robust street facing façade of 3 storeys to reinforce the precinct's prominence along Nepean Highway. ▪ Encourage upper storeys facing residential interfaces to be light weight in appearance and contain a high level of material detailing and façade articulation to reduce building bulk. ▪ On larger lots, encourage space throughout upper levels to reduce building bulk. ▪ Encourage high quality landscapes along street frontages to maintain an open street setting.
<p>Precinct - E 999 (except Kingston City Hall and Arts Centre) 1001 & 1003 Nepean Hwy, Moorabbin and 1-3, 7-9, 11, 13, 17, 19A, 19 & 21 Tuck St Mall, and 1 Station St Moorabbin</p>	<p>7 storeys (23 metres)</p>	<ul style="list-style-type: none"> ▪ Encourage a robust street wall of 4 storeys along Nepean Highway and 3 storeys along South Road to reinforce the precinct's prominence along major arterial roads. ▪ Maintain fine grain shopfront patterns along Station St to reflect the existing shopfront character opposite. ▪ Encourage internal public links throughout the precinct to connect streets, the retail core around Taylor Street and Moorabbin Station. ▪ Ensure appropriate scale transitions between upper levels facing onto Redholme Street.
<p>Precinct - F Area bounded by South Road, Taylor St, Central Ave and Redholme St, Moorabbin</p>	<p>6 storeys (20 metres)</p>	<ul style="list-style-type: none"> ▪ Encourage a robust street wall of 3 storeys along South Road and street wall of 2 storeys to Taylor Street and Central Avenue. ▪ Encourage high quality landscapes along Redholme Street to soften the built form and to maintain an open street setting. ▪ Ensure a high level of material detailing and facade articulation along commercial street level facades to maintain traditional shopfront appearance. ▪ Ensure upper 4 storeys, as they present to Redholme Street are light weight in appearance and read differently to the street wall façade to reduce building bulk.
<p>Precinct - G Taylor St and Central Ave (part)</p>	<p>4 storeys (14 metres) subject to site consolidation</p>	<ul style="list-style-type: none"> ▪ Building edges abutting laneways shall integrate adequate measures to enable clear sight lines for vehicles and pedestrians using the laneway. ▪ Maintain fine grain building pattern and detailing along commercial street edges at all levels. ▪ Developments shall contain a level of façade articulation and material detailing that distinguishes the lower floors from the upper floors to maintain a robust and traditional 2 storey street wall façade.
<p>Precinct - H 358 South Rd</p>	<p>No additional height with the</p>	<ul style="list-style-type: none"> ▪ Ensure no new development or additions are undertaken to these places of significance.

Height Control Area as shown on the plan to Schedule 19	Maximum Overall Building Height	Design Standard
	exception of domestic services normal to a dwelling	<ul style="list-style-type: none"> ▪ Ensure development adjoining and surrounding this precinct conserves and enhances the place of cultural significance. ▪ Ensure development adjoining and surrounding this precinct does not adversely affect the significance of the heritage place.

3.021/01/2010
C100**Decision guidelines**

Before deciding on this application, the responsible authority must consider:

- The design objectives of this Schedule and the design guidance provided through the reference document.
- The site analysis and urban context report.
- The visibility of the building form and height on the scale and character of Station Street.
- Whether opportunities exist to avoid the building being visually obtrusive by the use of alternative building designs and staggered building forms.
- The architectural style and detail of the building, and whether it will make a positive statement.
- The amenity impacts on any adjoining land in a Residential Zone, particularly with respect to overshadowing, privacy and visual bulk.
- The use of materials, finishes and colour.
- The visual impact of any balcony or roof deck and associated access when viewed from the street and surrounding area.
- Whether the third or higher storeys are visually intrusive when viewed from the street and surrounding area.
- Whether appropriate surveillance of open space links and open space and public areas is achieved through building design and placement.
- Whether the proposed siting, height, and design is in keeping with the preferred built form outcome and height.
- The potential for underdevelopment of sites through buildings that achieve a significantly lower built form outcome than encouraged.

4.021/03/2013
C135**Expiry**

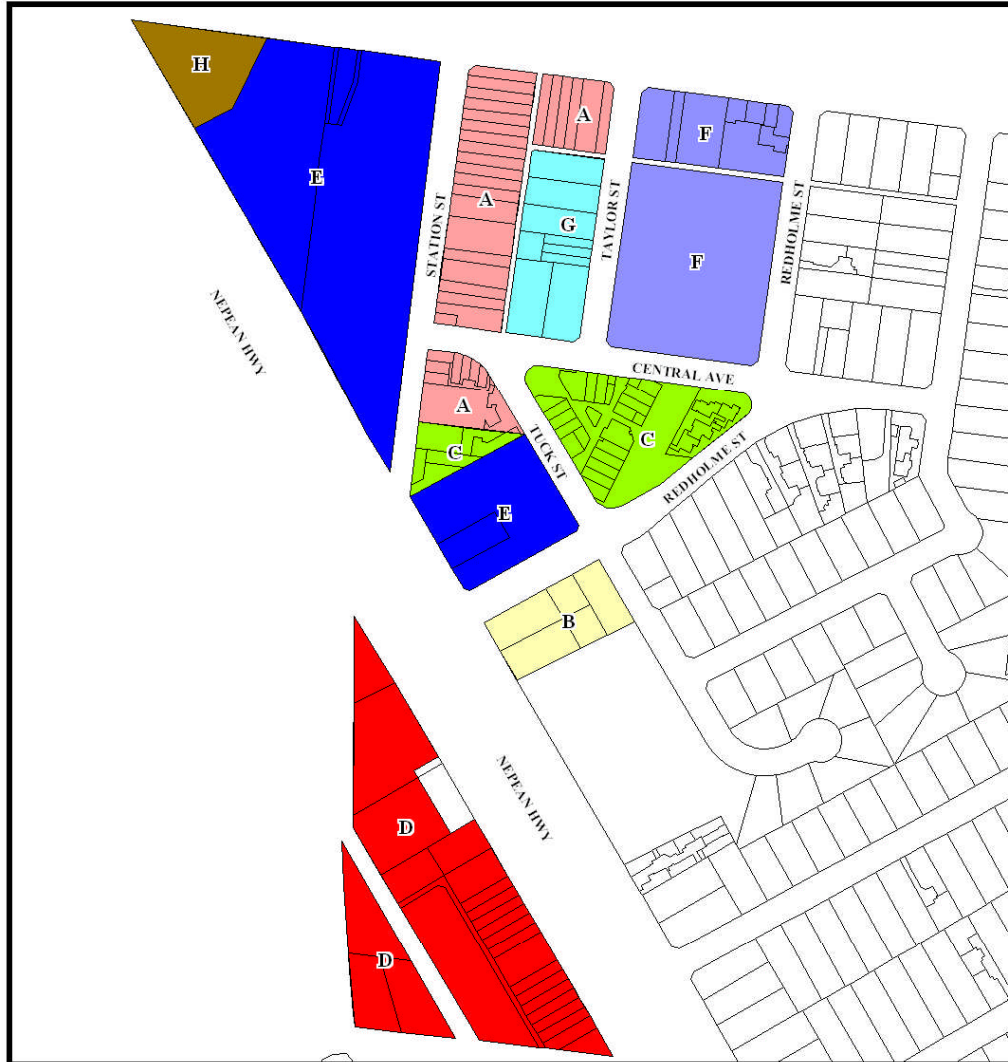
This Schedule does not apply after 30 April 2014.

5.021/01/2010
C100**Reference Documents**

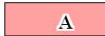

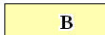





PLAN Moorabbin to Mordialloc Integrated Framework Plan, July 2008

Kingston Planning Scheme – Schedule to DDO19

KINGSTON PLANNING SCHEME - SCHEDULE TO DDO19



LEGEND

 A	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT A)	 E	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT E)
 B	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT B)	 F	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT F)
 C	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT C)	 G	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT G)
 D	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT D)	 H	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 (PRECINCT H)