

--/120--  
C224

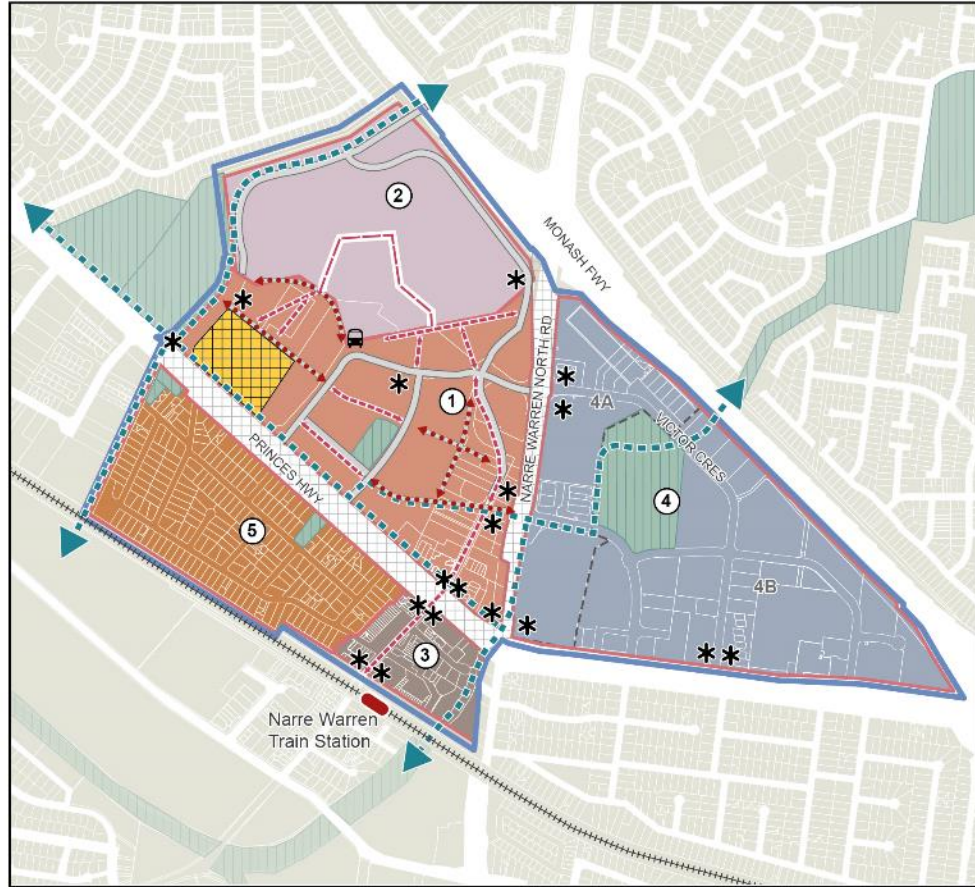
**SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

Shown on the planning scheme map as **ACZ2**.

**FOUNTAIN GATE / NARRE WARREN CBD**

**1.0 Fountain Gate / Narre Warren CBD – Framework Plan**

--/120--  
C224



**LEGEND**

Activity Centre Boundary	Precinct Number	New Pedestrian Link
Precinct Boundary	Sub-precinct Number	Landscaped Access/Drainage Link
Sub-precinct Boundary	Civic Centre	Bus Interchange
Train Station	New Public Road	Feature/Gateway/Entry Points
Railway Line	Desired Pedestrian / Road Connection (indicative alignment)	0 250 Metres
Existing Open Space	Internal Pedestrian Link	N
Land Not Subject to ACZ		

**2.0 Land use and development objectives to be achieved**

--/120--  
C224

**Land use**

§ To encourage more intensive use of under-utilised land which supports the CBD as a Metropolitan Activity Centre as identified by the Metropolitan Planning Strategy, *Plan Melbourne 2017-2050*.

§ To promote land uses that create high levels of activity (both day time and extended night time) around key activity hubs identified as Bunjil Place, entries to the Fountain

Gate Shopping Centre, Brechin gardens and other plazas, Narre Warren Station and the business park open space area.

- § To promote Bunjil Place as the focus of civic, culture and community uses while reinforcing integrated community services around Webb Street, particularly with appropriate provision for people with disabilities and the elderly.

### **Built Form**

- § To promote the intensification of vertical built form with appropriate articulation, architectural rhythm and massing, that provide strong sight lines to street level for passive surveillance.
- § To create highly transparent, active and visually engaging building façades at ground floor level where practicable, particularly fronting streets and public open spaces. Areas which cannot achieve this objective, such as multi-level carparking areas, are to be screened appropriately from public view.
- § To deliver a variety of strong character precincts that reflect the objectives of each precinct, and provide distinctive built form and public realm treatments.
- § To deliver buildings that include ecologically sustainable development principles that reduce energy, water and waste impacts and manage stormwater runoff so that existing flood risks are not exacerbated.
- § To encourage the integration of business identification signage into the design of buildings that is appropriate in scale and adaptable.

### **Public Realm**

- § To deliver a variety of high quality public realm spaces that are intimate, human-scaled and flexible and cater for a range of social interactions.
- § To enhance streetscapes through consistent tree planting and furniture that provides the street with attractive physical and visual amenity outcomes, including the provision of public art.
- § To ensure that new developments front onto and improve the public realm.
- § To provide safe and accessible spaces that embed the principles of Crime Prevention Through Environmental Design and universal design principles.

### **Accessibility and Circulation**

- § To prioritise pedestrians in the design of all new developments, carparks, roads and public spaces to ensure easy, safe, comfortable and high amenity connections to activity hubs, public transport facilities and activities throughout the CBD.
- § To instigate a mode shift towards cycling by including adequate storage and after trip provisions in all new developments and connecting cycle links throughout the CBD to nearby residents, the Hallam Main Drain and Monash Freeway regional cycle networks.
- § To strengthen public transport as a preferred transit mode in the CBD by upgrading facilities and services and linking all precincts to the Narre Warren Station. Developments around key public transport infrastructure should provide activation, opportunities for passive surveillance and weather protection.
- § To develop a legible, fine grain street network that manages car based movements and parking efficiently and discretely and provides for a safe pedestrian environment.
- § Parking areas are to be integrated, shared and where possible screened from public view including appropriate separation, screening and buffer landscaping.

## 3.0

## Table of uses

--/20--  
C224

## Section 1 - Permit not required

Use	Condition
<b>Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, Host farm and Residential hotel)</b>	Must not be located within Sub-precinct 4A or Precinct 5.  Any frontage at ground floor level must not exceed 4 metres (other than a bed and breakfast and caretaker's house).
<b>Animal keeping</b>	Must be no more than 2 animals.
<b>Betting agency</b>	In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone.
<b>Child care centre</b>	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
<b>Cinema</b>	Must be in Precinct 1 or 2.
<b>Cinema based entertainment facility</b>	Must be in Precinct 1 or 2.
<b>Dwelling</b>	Must not be located within Sub-precinct 4A.  In Precinct 1, 2, 3 and 4B any frontage at ground floor level must not exceed 4 metres (other than a bed and breakfast and caretaker's house).
<b>Education centre</b>	Must not be located within Precinct 5
<b>Electoral office</b>	Must not be located within Precinct 5 Must be used for only 4 months before an election and 2 weeks after an election.
<b>Food and drink premises (other than Hotel and Tavern)</b>	In Precinct 4A, the use must be in conjunction with either a Shop (other than an adult sex bookshop) or Office use. In Precinct 4B, the use must be in conjunction with an Office use. In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone.
<b>Home occupation</b>	
<b>Hotel</b>	Must be located within Precinct 1, 2 or 3.
<b>Informal outdoor recreation</b>	
<b>Market</b>	Must be located within Precinct 1, 2 or 3.
<b>Minor utility installation</b>	
<b>Motor vehicle, boat or caravan sales</b>	Must be located in Precinct 4A.

<b>Office (other than Electoral office)</b>	In Precincts 1, 3 or 5, any frontage at ground floor level must not exceed 6 metres and access must not be shared with a dwelling (other than a Caretaker's house), unless the use is a Bank, Medical centre, Real estate agency, Travel agency, or any other Office use where the floor space adjoining the frontage is a customer service area accessible to the public. In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone.
<b>Place of assembly (other than Cinema, Nightclub and Place of worship)</b>	Must not be located within Precinct 5
<b>Place of worship</b>	The gross floor area of all buildings must not exceed 250 square metres. In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone.
<b>Railway station</b>	
<b>Railway</b>	
<b>Residential hotel</b>	Must not be in Precinct 5.
<b>Retail premises (other than Food and drink premises, Gambling premises, Landscape gardening supplies, Manufacturing sales, Market, Motor vehicle, boat or caravan sales, Shop and Trade supplies)</b>	Must be located within Precinct 1, 2 or 3
<b>Restricted retail premises</b>	Must be located within Precinct 1, 2 or sub-Precinct 4A Within Precinct 1 must be in conjunction with either a Shop (other than an adult sex bookshop) or Office use.
<b>Shop (other than Adult sex book shop, Bottle shop and Restricted retail premises)</b>	Must be located within Precinct 1, 2, 3 or 5. In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone and the leasable floor area must not exceed 100 square metres.
<b>Trade supplies</b>	Must be located within Precinct 4A.
<b>Tramway</b>	
<b>Any use listed in Clause 62.</b>	Must meet requirements of Clause 62.01.

**Section 2 – Permit required**

<b>Use</b>	<b>Condition</b>
<b>Adult sex book shop</b>	Must not be in Precinct 5. Must be at least 200m (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school, or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.

<b>Bottle shop</b>	<p>Must not be in Precinct 5.</p> <p>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</p>
<b>Gambling premises (other than Betting agency)</b>	<p>Must not be in Precinct 3 or 5.</p> <p>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</p>
<b>Industry (other than Rural industry, Service industry and Transfer station)</b>	<p>Must not be a purpose listed in the table to Clause 52.10.</p> <p>Must be in conjunction with a Shop use or Manufacturing sales use.</p> <p>Must not be located in Precinct 5.</p>
<b>Landscape gardening supplies (other than Plant nursery)</b>	<p>Must be located in Precincts 1, 2 or 3.</p>
<b>Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</b>	
<b>Motor vehicle, boat or caravan sales</b>	<p>Must not be located in Precinct 3 or 5.</p> <p>In Precinct 1 or 2 must be in conjunction with either a Shop (other than an adult sex bookshop) or Office use.</p>
<b>Manufacturing sales</b>	<p>Must not be located in Precinct 5</p>
<b>Nightclub</b>	<p>Must not be located in Precinct 5</p>
<b>Place of assembly (other than Carnival, Cinema, Circus, Exhibition centre, Nightclub and Place of worship)</b>	
<b>Retail premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales and Shop) (where section 1 condition is not met)</b>	<p>In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone and the combined leasable floor area for all shops on the same land must not exceed 1,000 square metres;</p>
<b>Restricted retail premises (where section 1 condition is not met)</b>	<p>In Precinct 3, any frontage at ground floor level must not exceed 10 metres.</p> <p>In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone and any frontage at ground floor level must not exceed 10 metres.</p>
<b>Shop (other than Adult sex book shop, Bottle shop and Restricted retail premises) (where section 1 condition is not met)</b>	<p>The combined leasable floor area for all shops on the same land must not exceed 1,000 square metres; and</p> <p>In Precinct 4B must be in conjunction with an Office use.</p> <p>In Precinct 5 the site must adjoin, or be within 30 metres of, a road in a Road Zone.</p>

---

<b>Warehouse</b>	Must be located within Precinct 4B. Must not be a purpose listed in the table to Clause 52.10.
------------------	---

---

**Any use not listed in section 1 or 3**

---

**Section 3 – Prohibited**

<b>Use</b>
<b>Agriculture (other than Animal keeping (if Section 1 Condition met), Apiculture and Crop raising)</b>
<b>Camping and caravan park</b>
<b>Cemetery</b>
<b>Corrective institution</b>
<b>Crematorium</b>
<b>Earth and energy resources industry</b>
<b>Host farm</b>
<b>Motor racing track</b>
<b>Rural industry</b>
<b>Saleyard</b>
<b>Transfer station</b>

---

## 4.0 Centre-wide provisions

--/20--  
C224

### 4.1 Use of land

--/20--  
C224

A permit is not required to use land where the use is conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the *Local Government Act 1989*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forest Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958* or the *Crown Land (Reserves) Act 1978*.

### 4.2 Subdivision

--/20--  
C224

Land should be consolidated to facilitate the creation of large-scale development sites where possible.

Subdivision should create road networks and lots that promote walkability and where appropriate provide mid-block access through lanes, pedestrian-only streets and other open spaces.

### 4.3 Buildings and works

--/20--  
C224

No permit is required to construct a building or construct or carry out works for the following:

- § Install an automatic teller machine.
- § Alter an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 75 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- § Install an awning that projects over a road if it is authorised by the relevant public land manager.
- § Alter a building authorised under the *Heritage Act 2017*, provided the works do not alter the existing building envelope or floor area.
- § Buildings and works for the purpose of Local Government, Education or Transport providing the use is carried out by, or on behalf of, the public land manager.

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

No permit is required to construct a building or construct or carry out works for the following within Precinct 5:

- § A single dwelling on a site greater than 300 square metres.
- § Works normal to a dwelling.
- § An open-sided pergola or verandahs with a finished floor level not more than 800mm above natural ground level and a maximum height not more than 3 metres above natural ground level.
- § An out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- § A deck with a finished floor level not more than 800 mm above natural ground level.
- § A domestic swimming pool or spa and associated mechanical equipment and safety fencing
- § A front fence that does not exceed the maximum height specified in Clause 54.06-2.
- § Construct one dependent person's unit on a lot.

#### 4.4 Design and development

--/20--  
C224

The provisions of this clause apply to applications to construct a building or to construct or carry out works.

##### Dwellings and residential buildings requirements

A development must meet the requirements of Clause 54 if it proposes to:

- § Construct or extend one dwelling; or
- § Construct or extend a front fence.

A development must meet the requirements of Clause 55 if it proposes to:

- § Construct a dwelling if there is at least one dwelling existing on the lot.
- § Construct two or more dwellings on a lot.
- § Extend a dwelling if there are two or more dwellings on the lot.
- § Construct or extend a dwelling if it is on common property.
- § Construct or extend a residential building.
- § Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.

This does not apply to a development of five or more storeys, excluding a basement.

##### Public realm

New development should:

- § Enhance public spaces and limit off-site impacts.
- § Create visual interest through articulation and materials on frontages to all streets, plazas and open space.
- § Create facades that are designed with clear and frequent entries and openable sections providing opportunities for activation and passive surveillance and allow for balconies and roof terraces on upper levels.
- § Be visually prominent to corners, particularly Gateway/Entry Points, through architectural features that create landmarks and bookend street blocks.
- § Take their primary address from the primary highest order street where located on a corner.
- § Maximise safety through the application of Crime Prevention Through Environmental Design principles to public realm interfaces at ground and upper levels, taking consideration of surveillance, activation, lighting, landscaping and security.
- § Consider the preferred land use and development expectations on adjacent sites in the bulk and scale of the development proposed.
- § Include shopping trolley parking areas and containment systems in new retail developments to reduce the proliferation of loose shopping trolleys in the public realm.

##### Building height

Buildings and works should not exceed the preferred heights specified in the precinct provisions at Clause 5 of this schedule.

Consideration will be given to higher built form where any of the following occur:

- § A proposal demonstrates design excellence;
- § A proposal meets the objectives and decision guidelines of this Schedule;
- § Where the additional height will benefit the activity centre.



For the purposes of this Schedule, the preferred height does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- § No more than 50% of the roof area is occupied by the equipment.
- § The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- § The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

**Street wall heights, upper level setbacks, overshadowing and overlooking**

New development should employ street wall heights and upper level setbacks in accordance with:

- § The precinct requirements specified in Clause 5.0 in this schedule; and
- § Clause 55 Standards B17, B21 and B22 for the development of land adjoining a residential property or Precinct 5.

All buildings and works should be designed to minimise casting shadows on the public realm and public spaces including those outlined in Table 1 (Overshadowing requirements) of this Schedule and residential land outside the Activity Centre Zone boundary.

**Table 1. Overshadowing requirements**

Space	Overshadowing requirement
Brechin Gardens	Not more than 7 metres into Brechin Gardens as defined by the extent of the Heritage Overlay – Schedule 153 between 11am and 2pm on 22 June.
Plazas and Public squares	Avoid overshadowing more than 50% of public realm areas for at least three hours between 9:00am and 3:00pm on 23 September.
Footpaths on the south side of east-west streets	Avoid overshadowing for at least three hours between 9:00am and 3:00pm on 23 September.

All buildings should be designed to address roads and public spaces for passive surveillance, to minimise overlooking of private spaces and maximise solar access.

**Active Frontages**

New development should:

- § Avoid large expanses of blank wall where practicable, otherwise articulate through the use of material and finishes;
- § Avoid external facing service areas, garbage storage areas, car parking, garage doors and loading areas or appropriately screen these areas from public view using buildings, vegetation or architectural features.
- § Provide clear glazing to at least 60 per cent of ground floor retail and office frontages.
- § Avoid dark or obscured glazing on ground floor and upper level facades.
- § Provide well-articulated building entrances through architectural elements on primary streets to make them clearly legible and create a sense of address.
- § Where practicable, provide individual entry doors to ground floor tenancies that have frontages to a street (except for Precinct 4 and Precinct 2 where ground floor tenancies may be accessed from shared lobbies).
- § Provide opportunities for alfresco dining and openable facades on the ground level where appropriate to the proposed land use, particularly at activity hubs.

- § Maximise the activation of upper levels, including residential or commercial spaces, through visible windows and balconies to facilitate visual interaction and passive surveillance, while retaining privacy where appropriate.
- § Strategically locate lift core and stair wells within the floor plate of buildings to achieve efficient and attractive architectural form. If positioned on the building façade, the lift core or stair well should form part of an architectural feature element and incorporate clear glazing to create sight lines to and from the street.

### **Pedestrian Amenity and Streetscape Improvements**

New development should:

- § Include continuous and generous weather protection for pedestrians where adjacent to key pedestrian routes.
- § Avoid the use of reflective materials along ground level facades.
- § Include, as appropriate, the upgrading of adjacent footpaths and laneways, to the satisfaction of the Responsible Authority and to DDA compliance where possible.
- § Include spaces that cater for a range of social interactions from large community festivals to pop-up activities and meeting points to encourage people to linger, participate, engage and enjoy the Centre.

Where a development includes road, car park or nature strip works, new or upgraded footpaths should be a minimum of 3 metres wide on both sides of streets and shared bicycle paths provided where shown on the precinct maps in Clause 5.0.

### **Services and loading**

New development should:

- § Minimise vehicle and building services access points and screen loading facilities.
- § Screen services with architectural elements that integrate with the overall built form style and form.
- § Conceal services, plant and equipment from view through integration into the architectural form or set behind architectural elements and roof valleys.

### **Landscaping**

New development should:

- § Include Water Sensitive Urban Design (WSUD) elements with rain gardens and tree pits and irrigation that utilises recycled water.
- § Provide extensive tree planting within unenclosed car park areas and setback areas to shade and improve the microclimate.
- § Where possible, include green/vegetated walls and feature planting to enhance the presentation and environmental performance of the precinct.
- § Utilise upper landscaping on terraces and balconies.
- § Enhance the amenity of the public realm through themed tree planting, landscaping and high-quality material finishes.
- § Include design features to reduce vehicle conflict with pedestrians, particularly around plaza spaces

### **Circulation, transport and parking**

New development should:

- § Locate secure car parking in basements. If located at or above ground, secure car parking should be concealed from view through the use of occupied tenancies ('sleeved' with other uses) and integrated within the overall design of the building through continued architectural façade treatment where practicable.

- § Car parking areas should be located where they will not dominate street frontages or diminish opportunities for street activity.
- § Be designed to promote walkability within the CBD and provide mid-block access where appropriate to create a fine grain pedestrian network.

### **Environmentally Sustainable Development**

New development should:

- § Ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, canopy cover, waste management and transport.
- § Maximise energy efficiency through the orientation, siting and layout of buildings, and the location of openings to achieve high levels of natural ventilation and light penetration within the constrained urban form.
- § Maximise summer shade and winter sun through tree lined streets and open spaces, deciduous plantings and built form that is responsive to solar access through height limits and setbacks.
- § Reduce the Urban Heat Island effect through extensive canopy tree cover, green roofs, green/vegetated walls and WSUD.
- § Maximise access to sustainable transport modes.

**5.0 Precinct provisions**

--/120--  
C224

**5.1 Precinct 1 – Civic and Mixed Use**

--/120--  
C224

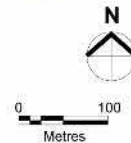
**5.1-1 Precinct map**

--/120--  
C224



**LEGEND**

- |   |  |
|---|--|
| Activity Centre Boundary                    | Future Desired Road Connection (Indicative alignment only)                               |
| Precinct Boundary                           | Priority Frontages - Preferred Street<br>Wall Height - 11.5m with 4m Upper Level Setback |
| Existing Open Space                         | Bus Interchange  |
| Land Not Subject to ACZ                     | Feature/Gateway/Entry Points   |
| Public Road                                 | Plaza  |
| Priority Pedestrian Link (short, long term) |  |
| Shared Path Route                           |  |



**5.1-2 Precinct objectives**

--/120--  
C224

- § To encourage the development of a recognisable hierarchy of east-west and north-south boulevards, streets, shared paths and pedestrian links prioritising walking, cycling and bus use.
- § To encourage high density building forms that support a mix of land uses and promote activated façades. Residential and large restricted retail development should

be discouraged at ground floor where activation of frontages to pedestrian areas is not achieved.

- § To protect and enhance the heritage, health and amenity of Brechin Gardens, heritage buildings, significant trees and vegetation elements within the precinct and immediate surrounds.
- § To discourage large at-grade car parking and to design future parking areas to be integrated into the existing built form, with a pedestrian focus throughout.
- § Standalone isolated buildings should be avoided, and development should be integrated into the existing built form or encompass a range of uses.

### 5.1-3 Precinct requirements

--/20--  
C224

Street	Preferred Setback	Preferred Maximum Street Wall Height	Minimum Upper Level Setback
<b>Priority frontages (identified on Precinct Map 5.1-1)</b>	0 metres	11.5 metres	4 metres
<b>All Other Streets and Roads</b>	0 metres	14.5 metres	4 metres

### 5.1-4 Precinct guidelines

--/20--  
C224

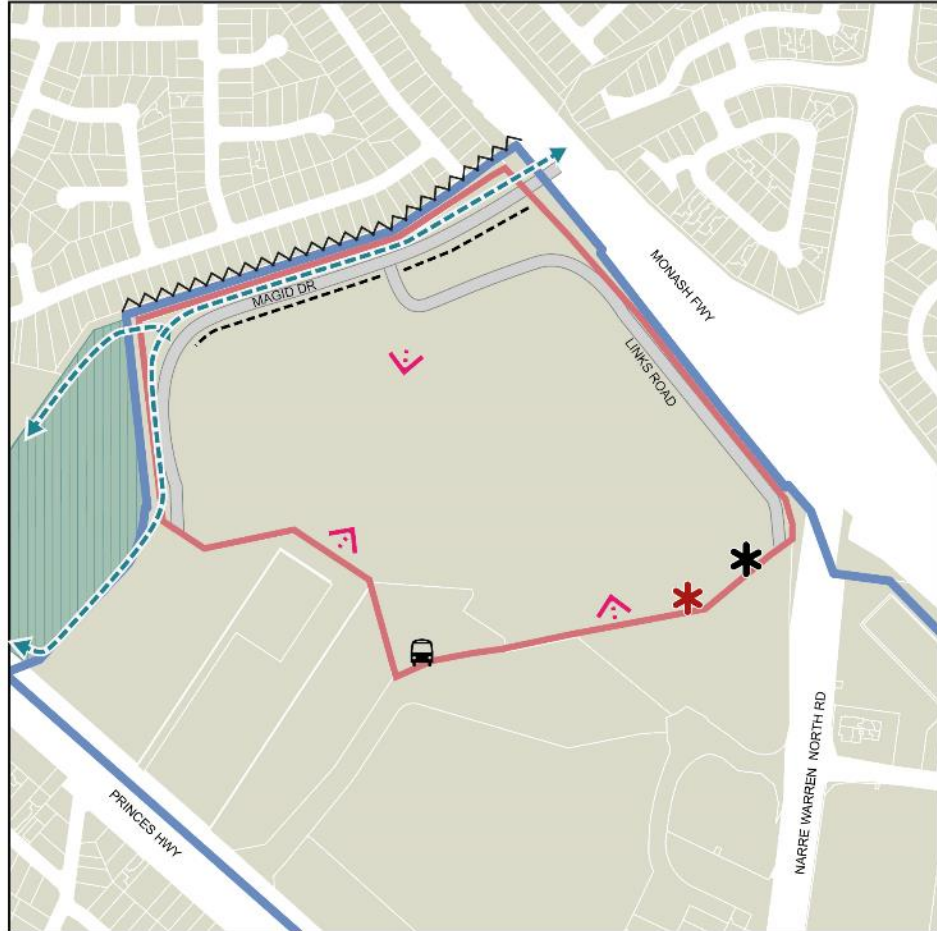
- § Built-form surrounding Brechin Gardens should provide high quality architectural design and articulation, activate the ground level and provide passive surveillance to the Gardens from upper levels.
- § Upper levels should be designed to offer opportunities for balconies, roof terraces and glazing with strong sight lines to the street for passive surveillance
- § Developments along Webb Street should create opportunities for activation.
- § The public realm should be upgraded to create a high amenity pedestrian environment connecting Bunjil Place to the activity hubs and public transport nodes.
- § Facilitate urban intensification along Princes Highway and ensure that buildings address the Princes Highway and Narre Warren North Road.
- § New buildings should frame views and create vistas from Princes Highway into the CBD and views of Brechin Gardens adjacent areas.
- § Subdivision and development should create street blocks with pedestrian connections, especially along Princes Highway to allow for direct pedestrian access to Narre Warren Train Station.
- § Overshadowing of Brechin Gardens and the Heritage trees along the Princes Highway should be minimised to reduce health impacts on trees.

**5.2 Precinct 2 – Retail Core**

--/20--  
C224

**5.2-1 Precinct map**

--/20--  
C224



**LEGEND**

- |  |                          |  |   |
|--|--------------------------|--|---|
|  | Activity Centre Boundary |  | Mall Entry Points   |
|  | Precinct Boundary        |  | Key Shared Path Route   |
|  | Existing Road            |  | Preferred Street Wall Height - 11.5m<br>with 4m Upper Level Setback |
|  | Gateway/Entry Points     |  | Residential Interface   |
|  | Plaza                    |  |   |
|  | Bus Interchange          |  |   |



**5.2-2 Precinct objectives**

--/20--  
C224

- § To encourage a wide range of uses including retail, entertainment, office, leisure and hospitality where appropriate.
- § To facilitate the expansion of retail provision through a second department store, an improved and expanded entertainment and hospitality precinct and accommodating new and emerging retail formats.
- § Standalone isolated buildings should be avoided, and development should be integrated into the existing built form or encompass a range of uses.
- § To integrate the existing built form into new and adjacent street-based built form, where possible and encourage greater activation at the periphery of the shopping centre, emphasising interfaces to public open spaces.

- § To enhance car parking areas through landscaping, covered walkways and integration into built form, providing convenient pedestrian access from parking areas to main building entrances.
- § To provide a sensitive interface to residential development north of the CBD through a stepping down of the built form within close proximity to residents.

**5.2-3 Precinct requirements**

--/20--  
C224

Street	Preferred Setback	Preferred Maximum Street Wall Height	Minimum Upper Level Setback
<b>Magid Drive Frontage</b>	0 metres	11.5 metres	4 metres
<b>All Other Streets</b>	0 metres	14.5 metres	4 metres

**5.2-4 Precinct guidelines**

--/20--  
C224

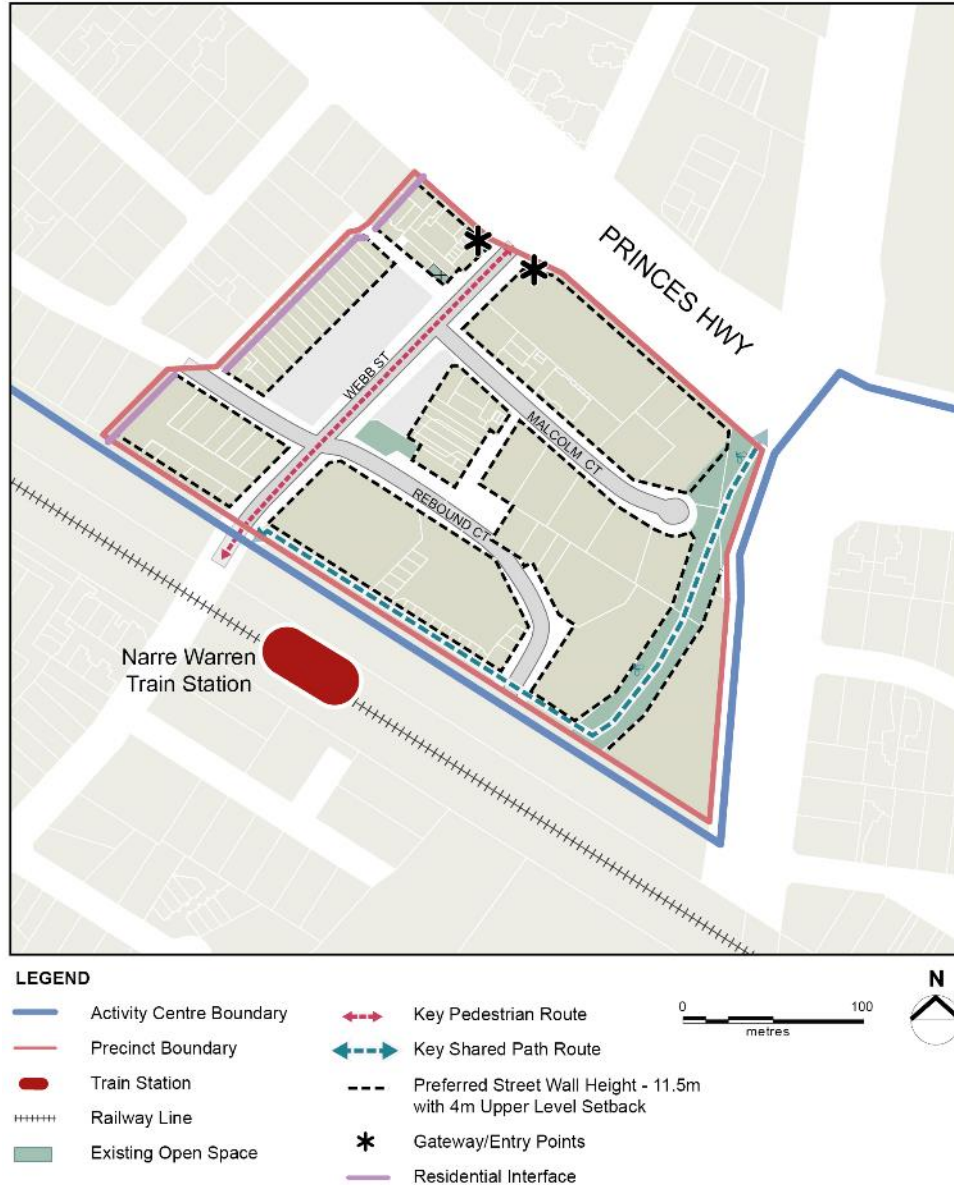
- § Maximise visual connections to the Civic and Mixed Use Precinct and activity hubs to achieve a strong sense of place and orientation throughout the precinct.
- § Encourage vertical expansion of the internal mall, where possible.
- § Introduce a greater mix of uses and active edges at the mall entry points and building frontages.
- § Design buildings and public realm to create a seamless transition from the internal malls to external streets, key pedestrian routes, pedestrian-only streets and plazas.
- § Deliver excellent urban design outcomes through high quality building interfaces to the public realm and reduce the visual dominance of car parks.

**5.3 Precinct 3 – Narre Warren Village**

--/120--  
C224

**5.3-1 Precinct map**

--/120--  
C224



**5.3-2 Precinct objectives**

--/120--  
C224

- § To promote intensive, multi-storey transit orientated use and development close to the Narre Warren Train Station, encompassing commercial, accommodation and community uses.
- § To reinforce the importance of the Narre Warren Train Station as a key transport node in the CBD and improve the bus interchange, cycle and pedestrian links to the area.
- § Reduce through traffic in the precinct and minimise existing risks at the level crossing.
- § To support the established street-based character of Webb Street as a high amenity, higher density, mixed use, tree-lined boulevard while retaining the local convenience function of the Village.



- § To improve the amenity of the public realm in a manner that supports the ‘village’ atmosphere and creates more orderly, efficient and safe pedestrian and vehicle movement throughout the precinct.
- § To support high density residential development integrated with other land uses including fine grain shop-top housing and small office home office (SOHO) development while providing a sensitive interface to adjoining residential areas.

**5.3-3 Precinct requirements**

--/20--  
C224

Maximum building height	Preferred Street Setbacks	Preferred Maximum Street Wall Height	Minimum Upper Level Setback
23 metres	0 metres Where land adjoins Precinct 5, the standards for side and rear setbacks specified in Clause 55.04 – 1 are to be met.	11.5 metres	4 metres

**5.3-4 Precinct guidelines**

--/20--  
C224

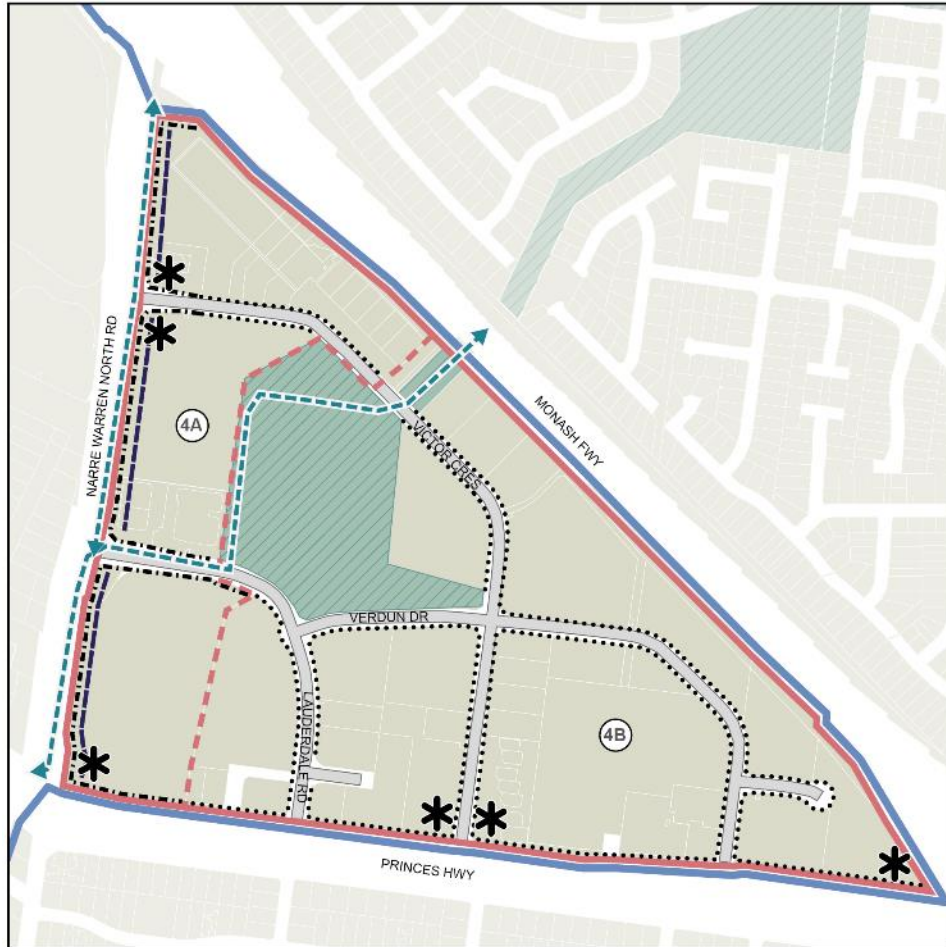
- § Ensure the Narre Warren Creek drainage corridor is integrated into any proposals along its length, so as to support greater usage of the open space along this corridor.
- § Encourage the coordinated redevelopment of fragmented lots to provide cohesive developments.
- § Encourage development that minimises the visual dominance of carparks.
- § Develop a number of small, intimate public spaces connected to each other by a network of high quality laneways and pedestrian links.
- § Contain individual tenancy / shop widths to not more than 10 metres along a main street.
- § Ensure that development provides no more than 6 metres continuous glazing without a tenancy entry.
- § New development should not compromise existing or future rail operations within the railway corridor, including the potential for future grade separation of the Webb Street railway crossing.

**5.4 Precinct 4 – Business Park**

--/20--  
C224

**5.4-1 Precinct map**

--/20--  
C224



**LEGEND**

- Activity Centre Boundary
- Precinct Boundary
- - - Sub-precinct Boundary
- Existing Open Space
- Road
- Service Road
- ← - - - → Key Shared Path Route
- \* Gateway/Entry Points
- 4A Sub-precinct Number
- Street Interface**
- Type 1
- Type 2



**5.4-2 Precinct objectives.**

--/20--  
C224

- § To promote employment and job creation, particularly with office and higher order employment functions.
- § To support a range of complementary land uses including; child care, food and drink premises, gymnasiums, and small-scale retailing.
- § Any retail development is to be complimentary to the office/commercial uses and should be designed to support the retailing function of Precincts 1, 2 and 3.
- § To develop a service road fronting Narre Warren North Road with adjacent multi-level development addressing the streetscape and framing view lines towards streets and open spaces.

- § To ensure that development that abuts the Melbourne Water Retarding Basin provides a well-considered built form interface that delivers appropriate activation, integration and passive surveillance to the open space.
- § To improve the amenity of the area through public realm improvements to streets, pedestrian links and open spaces including street tree planting and landscaping.

**5.4-3**

**Precinct requirements**

--/20--  
C224

Sub-precinct	Preferred Setback	Access and parking
<b>4A Type 1</b>	Minimum 16 metres and Maximum 20 metres to Narre Warren North Road Maximum 3 metres to all other streets	Provision of 16 metres wide service road adjacent to Narre Warren North Road with on street parking.
<b>4B Type 2</b>	Preferred 0 metres to street Maximum 3 metres to street (except where not allowed by an easement or by curvilinear frontages)	

**5.4-4**

**Precinct guidelines**

--/20--  
C224

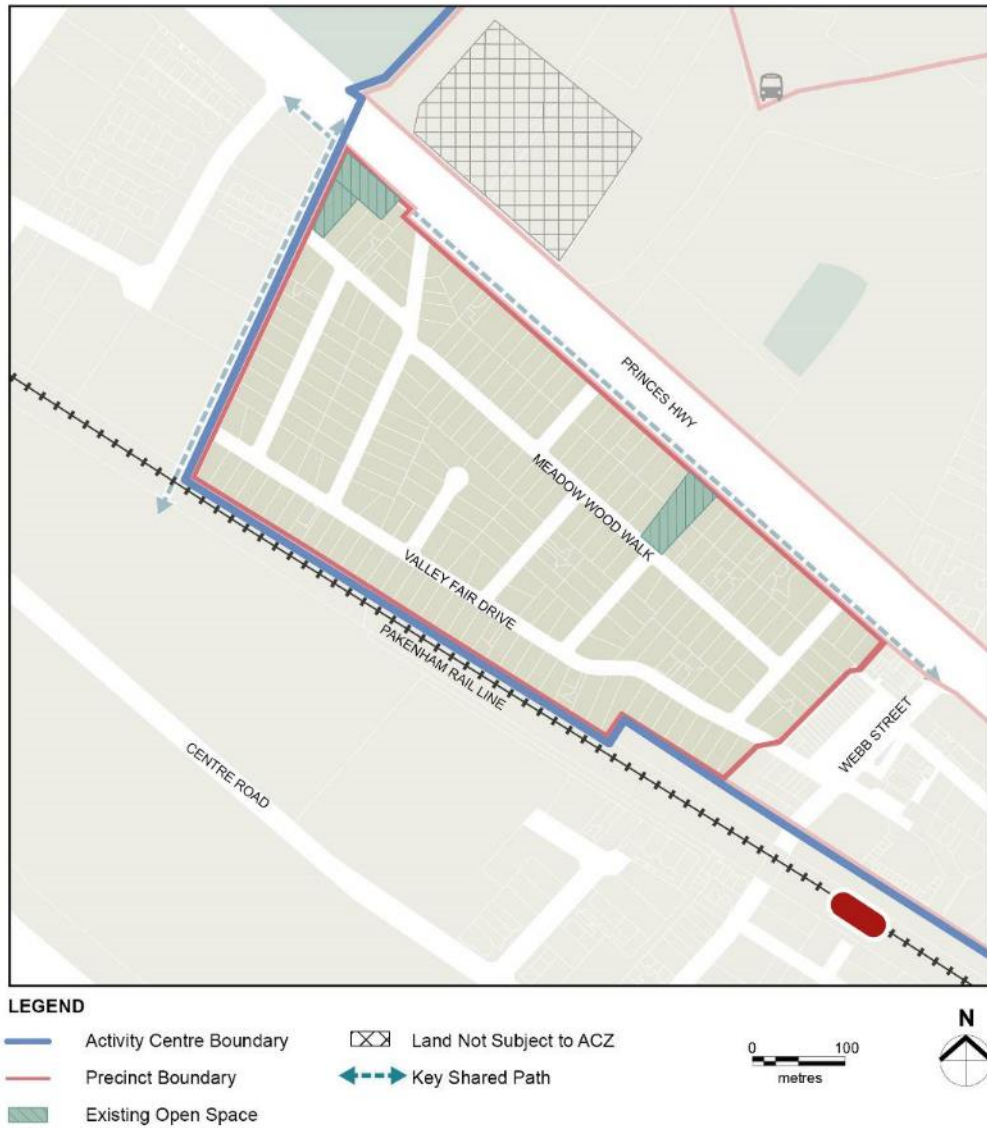
- § Development should be of a contemporary architectural style in keeping with the significant commercial role of the precinct.
- § At grade car parking or deck car parking should be provided behind proposed building frontages.

**5.5 Precinct 5 – Residential Intensification**

--/20--  
C224

**5.5-1 Precinct map**

--/20--  
C224



**5.5-2 Precinct objectives**

--/20--  
C224

- § To provide a diverse mix of housing and increased density ensuring a range of housing options for future residents close to transport links, employment and services.
- § To encourage the development of the Princes Highway frontage for higher density housing and ancillary commercial uses providing an active frontage towards the Narre Warren Fountain Gate commercial areas.
- § To promote a high standard of residential amenity for new development, including optimum solar access and privacy through design.
- § To encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.

**5.5-3****Precinct requirements**~~5.5-3~~  
C224

Maximum building height	Street Setbacks	Side and Rear Setbacks
13.5m or 16.8m where the site adjoins or is within 30 metres of a road in a Road Zone	For the construction of two or more dwellings on a lot, standard B6 or 5 metres, whichever is lesser.	All buildings and works (including non-residential buildings) sharing a property boundary with an existing residential dwelling should meet Clause 55 Standards B17, B21 and B22.

**5.5-4****Precinct guidelines**~~5.5-4~~  
C224

- § Translucent elements such as balconies should extend within front setbacks to encourage building articulation.
- § Consideration will be given to higher built form and residential density for consolidated sites.
- § Larger developments should include a range of dwelling sizes and types to provide housing choices for future residents including one and two bedroom dwellings.
- § On-site parking should be discouraged forward of the front building alignment.
- § Tree planting should form part of the front setback treatment, including canopy trees, for new residential developments.
- § Tree planting buffers are required at the rear boundary on multi-level apartment developments.
- § Solid front fences which prevent passive surveillance of the street are discouraged.
- § New residential development adjoining the Vesper Drive industrial and commercial uses should include acoustic protection from these uses where practicable.
- § New residential development fronting the Princes Highway should complement pedestrian movement through landscaping and by avoiding high front fences.

## 6.0 Application requirements

~~---/20-~~  
C224

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

§ For all applications four or more storeys in height, a 3D massing model which shows:

The potential overshadowing impact of the development on the open space and habitable rooms of adjoining properties and within the proposed development; and how the development design minimises impacts and ensures maximum solar access internally for dwellings, to neighbouring properties and the public realm.

The potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, heritage sites, parks and other public spaces is minimised. Reasonable solar access should also be maintained to the ground floor of buildings opposite in winter where practicable.

§ For the construction or extension of a building:

A Sustainable Design Assessment for all non-residential developments with a gross floor area of between 500m<sup>2</sup> and 1000m<sup>2</sup> or developments of 3-9 dwellings to include:

- a simple assessment of the development, which may use relevant tools such as BESS or STORM or an assessment approach to the satisfaction of the responsible authority; and
- identification of environmentally sustainable development measures proposed, having regard to the site's opportunities and constraints.

A Sustainable Management Plan for all non-residential developments with a gross floor area of more than 1000m<sup>2</sup> or developments of 10 or more dwellings to include:

- a detailed assessment of building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management, and transport, which may use relevant tools such as BESS, STORM, MUSIC or Green Star or an alternative assessment approach to the satisfaction of the responsible authority; and
- identification of achievable environmental performance outcomes having regard to the site's opportunities and constraints, documentation of the means by which they can be achieved, and demonstration that the building has the design potential to achieve these outcomes; and
- A Green Travel Plan.

For all developments with a gross floor area over 5000m<sup>2</sup> in addition to a Sustainable Management Plan, it must be demonstrated that the development has the ability to achieve a 4-star rating or above under a current version of Green Star rating tool or equivalent.

For all mixed use developments, the above listed information is required as most applicable to each use component of the development.

The above ESD requirements will expire when superseded by equivalent assessment requirements in a Local Policy, the Victoria Planning Provisions, or the Building Code of Australia Regulations.

§ Demonstration that all new development will achieve the following:

Reduction of the volume of stormwater runoff from new roof areas by 5% from the calculated annual runoff volume.

Stormwater runoff to restrict proposed drainage discharge rates to be equal or less than pre-development conditions, in order to minimise flood risks within the broader catchment.

Response to designated 1% Annual Exceedance Probability (AEP) flood levels (where applicable) including heights of floor levels and access into basement car parks.

The application of Australian best practice to manage stormwater runoff, sediment, and erosion during construction.

The application of Australian best practice to achieve water sensitive urban design and potable water conservation objectives.

- § Where appropriate, a transport assessment that includes; impact of generated traffic on the existing road network, parking generation rates and traffic management recommendations. The assessment must also include, where appropriate, a demonstration of how the proposal seeks to enhance the opportunities for increased public transport usage; addressing pedestrian accessibility, weather protection, safety measures and commuter information.
- § Where an application proposes a building that does not meet the minimum setbacks, maximum street wall height or overshadowing standards set out in this Schedule, an Urban Context Report submitted with the application must demonstrate how the proposed development achieves the relevant objectives, requirements and guidelines of this Schedule.

## 7.0 Notice and review

--/20--  
C224

An application is not exempt from the notice provisions 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 if:

- § It does not comply with the relevant Precinct Requirements contained within Section 5.0 of this Schedule; or
- § The buildings and works exceed the preferred maximum building height or minimum street setback requirement as outlined in this Schedule; or
- § The building and works are within 150 metres of the Residential Interface in Precinct 2 (identified on the Precinct Map at Section 5.2-1 to this schedule) in which the height of building or works is in excess of a 1:2 height to setback ratio from this boundary.

## 8.0 Decision guidelines

--/20--  
C224

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

### General

- § The interface with adjoining zones, especially the relationship with residential areas.

### Use

- § The effect that existing uses may have on the proposed use.
- § The drainage of the land.
- § The effect of traffic to be generated on roads.

### Subdivision

- § The effect the subdivision will have on the potential of the area to accommodate future development opportunities and transport links.

### Building and works

- § The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- § The provision of car parking.
- § Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- § The availability of and connection to services.
- § The design of buildings to provide for solar access.
- § For properties designated as Gateway / Entry Points within Section 5 of this Schedule, whether future built form:
  - Highlights the built form through the use of projections, detailing and massing that presents to the surroundings and street frontages.
  - Complements rather than dominates the existing built form through height, bulk and scale.
  - Provides a key point of reference for users of the Activity Centre.
  - Provides an iconic built form which differentiates itself from surrounding buildings.

### **Design and built form**

- § Whether the scale and intensity of a development would result in the underdevelopment of a site.
- § The extent to which the development prioritises walking, cycling and public transport use, and provides car parking that responds to anticipated demand, does not dominate the street frontage, and is functional and well-designed.
- § The extent to which the development is consistent with the principles of Environmentally Sustainable Development.
- § The extent to which the development is consistent with the principles of Water Sensitive Urban Design.
- § The extent to which development provides for the surveillance of public spaces and creates a safe environment.
- § The extent to which development encourages activity within public streets and spaces.

### **9.0 Advertising signs**

~~120~~  
C224

Advertising Signage requirements are located at Clause 52.05. All land located within Precincts 1, 2, 3, 4A and 4B is in Category 1 and all land within Precinct 5 is Category 3.

### **10.0 Other provisions of the scheme**

~~120~~  
C224

None specified.

### **11.0 Reference documents**

~~120~~  
C224

*Fountain Gate - Narre Warren CBD Structure Plan*, City of Casey, 2016  
*Fountain Gate - Narre Warren CBD Urban Design Paper*, City of Casey, 2017