

23/05/2019
C183king

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

FORMER NYLEX SITE RESIDENTIAL DESIGN

1.0

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Design objectives

To ensure that new development has proper regard for the established streetscape and development patterns in the surrounding area in terms of building heights, scale and siting.

To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

To ensure that any development makes provision to protect residential properties in surrounding residential areas in a manner that minimises and adverse amenity impacts associated with any development and/or subdivision of the site.

To ensure that appropriate provision for visitor car parking is identified within the development site.

To minimise impact on the residential component of the Nylex site by using appropriate buffers between the commercial activities and the proposed residential development.

To provide an efficient flow for pedestrians, cyclists and vehicles throughout the internal streets in the proposed site.

To ensure that any subdivision provides adequate linkages to the existing public open space areas.

To ensure that the subdivision provides for a mix of a variety of housing types and density.

To ensure that any development contributes positively to existing and proposed public open spaces.

To facilitate contemporary design through the use of high quality materials and finishes.

To ensure that any subdivision provides adequate connections to adjoining proposed commercial precincts and existing residential areas and through to the Mentone Activity Centre.

2.0

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Buildings and works

The development of the site must be in accordance with the following requirements before approval is given:

- Buildings and works and the layout of allotments must seek to maximise retention of the site's significant vegetation;
- Buildings and works are to include adequate separation and interface treatment from the residential interface with existing dwellings in Johnston St with substantial dwelling setbacks;
- Buildings and works are to respect the form, character, scale, rear private open space and boundary treatments of adjoining residential properties in Johnston St;
- Buildings and works must respond to the streetscape characteristics of Warrigal Rd, Oak Ave and public spaces through adequate setbacks, articulation and contemporary design; and
- The development layout must provide adequate connections through and between the Mentone Activity Centre, the adjoining commercial precinct and established residential areas.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

Before approval is given to commence the development, the developer must meet the following criteria within their plans, which will be considered by the responsible authority:

- The need for safe and attractive pedestrian linkages within the site;
- Whether development proposals indicate measures to protect the existing vegetation within the site;
- Whether the scale of development, external finishes and materials of any buildings and works responds to the existing context of the site;
- Whether the location and external appearances of any proposed buildings and works and/or subdivision are contemporary in nature and responsive to the character and appearance of adjacent residential areas and the streetscape of the area;
- The effect of the development and/or subdivision on the amenity of neighbouring residential properties;
- Whether the use of colours, materials and building form and setbacks articulate and moderate buildings and materials;
- Whether the interface of the development to adjoining public open spaces and streets incorporates a variety of building design forms and layouts; and
- The impact of the development's detailed design and form on adjoining public open spaces.