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SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**.

DINGLEY VILLAGE SHOPPING CENTRE

1.0

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Design objectives

To ensure ground level buildings provide an attractive and interesting pedestrian interface through the provision of active frontages to Centre Dandenong Road and internally.

To ensure built form, layout and design of development integrates within the site and facilitates convenient movement through the Dingley Village Shopping Centre.

To ensure a diversity of housing types and layout which are designed to provide a high level of amenity for future occupants.

To achieve innovative and high quality outcomes for commercial and residential premises incorporating Environmental Sustainable Design initiatives, and to improve the visual amenity and image of the Dingley Village Shopping Centre.

To ensure a high level of urban and landscape design responses are achieved through any redevelopment of the Dingley Village Shopping Centre.

To ensure that the scale and character of any redevelopment respects the character of the surrounding area.

To ensure that the development of land does not have an adverse impact on local traffic conditions, especially through the movement of delivery and waste vehicles to and from the site.

To encourage development over the long-term as and when leases of retail premises expire.

To minimise the visual clutter of signage.

To design the site to assist in coordinating safe, pleasant and functional pedestrian and vehicle accessibility within and to the site.

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Buildings and works

Development of the centre must be in accordance with the following requirements:

General

An application must be accompanied by a site analysis and urban context report which demonstrate how the proposed buildings and works achieve the design objectives of this Schedule.

The responsible authority, prior to deciding upon any application, may consult with the community as appropriate.

Traffic

Any application for the expansion of the shopping centre must be accompanied by a Traffic Management Plan prepared by a suitably qualified traffic engineer that provides comprehensive coverage of existing conditions, existing and proposed parking restrictions both on and off-street, existing on-street traffic infrastructure proposed changes to on-street traffic infrastructure, pedestrian paths and links, loading facilities and safe access to loading facilities (including proposed loading times), traffic generation and impact and provides a safe and functional internal layout to the satisfaction of the responsible authority.

Environmental Sustainable Design

Any application for the expansion of the shopping centre must be accompanied by an Environmental Management Plan to the satisfaction of the responsible authority. The plan is to detail initiatives, including but limited to the following, as appropriate:

- Incorporation of airlocks to reduce cooling costs.
- Passive solar design techniques to reduce heat loads.
- Increased insulation to walls and roofs.
- Provision of energy efficient internal and external lighting.
- Storm water harvesting for toilet flushing and watering of landscapes.
- Water sensitive urban design treatments
- Noise attenuation.
- Waste management to reduce hard rubbish and recycling initiatives.

Built Form

The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. This may be varied only in the responsible authority is of the opinion that a greater height will not adversely affect the neighbouring properties and surrounding area.

Ground level development must provide active frontages to the streets and pedestrian access ways.

Advertising

In addition to the requirements of Clauses 22.15 and 52.05 and the requirements of the zone, signage should:

- Be integrated within the building design where appropriate and provide adequate exposure for the supermarket and specialty retail components.
- Reduce signage clutter by using fewer more effective signs limited to advertising the business name.
- Minimising the extent of corporate colours used on external facades.
- Avoid displaying animated signs, sky signs, major promotion signs, inflatable signs and pole signs.

Landscaping

- New landscaping elements to integrate with the character of existing planting.
- Landscaped areas to be designed to incorporate Water Sensitive Urban Design initiatives where possible.

Residential

Residential development on the site must be designed to:

- Provide a transition in height towards adjoining lower scale areas.
- Complement the form and style of existing elements on the site.
- Minimise overshadowing of adjoining land.
- Be contemporary in style and provide an interesting architectural form. Building facades are to incorporate verandahs, articulation, generous window areas and a variety of building materials to activate main road and pedestrian frontages, and respond to adjoining sensitive land uses.

Pedestrian Environment

Publicly-used pedestrian thoroughfares should be designed to create pleasant, safe and inviting spaces for pedestrians and businesses. Pedestrian thoroughfares should:

- Be well lit.

- Provide weather protection.
- Create good public surveillance.
- Provide clear lines of sight.
- Avoid concealed spaces.
- Be of a sufficient width to accommodate pedestrian movement and activities such as kiosk type activities.
- Contain active edges, being fronts rather than sides or backs of buildings, and contain pedestrian entrances and clear glazed windows.
- Avoid large areas of blank walls, especially at ground level. Where unavoidable, large areas of blank walls along upper parapets must be treated with materials, artwork or in other ways that provide an attractive and visually interesting design outcome. Ground level walls to remain highly active with generous areas of glazing.
- Avoid reflective glazing and opaque security devices such as roller shutters.
- Screen loading areas/goods storage from public view where possible, having regard to public amenity and operational requirements and be designed to integrate with the overall centre having regard to pedestrian amenity and safety.

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Subdivision

Subdivision must not result in the creation of lots of a size and/or dimension, which compromise the future development of the land.

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Signs

None specified.

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Application requirements

None specified.

6.0

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Decision guidelines

None specified.