

05/05/2011
C102

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

DANDENONG ROAD OAKLEIGH COMMERCIAL PRECINCT (WEST)

1.0

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Design objectives

- To encourage development to reinforce the Dandenong Road corridor.
- To encourage development to contribute to the diversity of the urban character of the area by encouraging high quality and visually stimulating new development.
- To ensure that the building scale and form in terms of height and bulk complements and does not visually overwhelm surrounding buildings.
- To encourage a transition between larger scale developments and abutting residential dwellings.
- To ensure development on or adjoining sites within a Heritage Overlay is sympathetic in terms of its bulk, setbacks, materials and form.
- To encourage development to integrate with laneways and enhance the public realm of laneways.
- To ensure high quality landscape treatments contributes positively to the street edges and to the setting of buildings.
- To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.
- To minimise visual clutter.

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Buildings and works

Design requirements

Architecture of contemporary excellence that is energy efficient and sustainable is encouraged.

Building design should minimise the number of blank walls that are visible from outside the site.

The visual mass of buildings should be minimised by articulation in both the horizontal and vertical planes so that long or high walls in a single plane are eliminated.

Development should feature articulation of facades, rooflines, variable colours and materials. Highly reflective building materials should not be used.

Streetscape elements should create an identity with the use of design elements including lighting and art works.

Development should maintain the “Boulevard” character of Dandenong Road.

Development adjacent to Heritage Buildings should be designed to respect their heritage and/or cultural values.

Height of buildings and works

Buildings and works are considered to meet the design objectives for height if they do not exceed the preferred maximum height specified in the Map and Table to this schedule

Architectural features, including parapets and roof forms, that enhance the articulation of the built form and improve the appearance of the building may exceed the maximum height.

Mechanical plant and/or equipment must be screened from view from the front street frontages and adjoining properties.

Map and Table of Preferred Maximum Building Heights



Sites	Preferred Maximum Building Heights
Area A Dandenong Road – south side	14.0 metres (4 residential storeys) 7.0 metres within 9.0 metres of the rear (south) boundary.
Area B Dandenong Road – north side	21.0 metres (6 residential storeys)
Area C Dalgety Street	14.0 metres (4 residential storeys) 7.0 metres within 9.0 metres of the rear of Nos. 96-100 Drummond Street

Building and car park setbacks

Buildings and car parks must be set back a minimum of 3.0 metres from a boundary of a site abutting a road.

Buildings used for commercial or industrial purposes must be set back from the rear boundary adjacent to land in a residential zone at least the distance calculated by the following formula:

- Distance = $H/2 + 1.5m$

where H = height of building nearest the boundary in metres.

Buildings used for residential purposes must be set back a minimum of 3.0 metres from the rear boundary adjacent to land in a residential zone.

Services

All services, including electricity and telecommunication facilities, must be located underground.

Rubbish enclosures and service areas must be screened and located to the rear of buildings.

Rubbish bins, enclosures and loading docks must not be visible from a street.

Mechanical plant and/or equipment must be screened from view from the front street frontages and abutting properties.

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the development is consistent with the desired future character statement for the applicable industry or business Character Type identified in Clause 22.03.
- Whether the building setbacks are generally consistent with the setbacks in the applicable industry or business Character Type and are consistent with the desired future character statement identified in Clause 22.03.
- Whether the development will significantly add to the storm water discharge entering the Council's drainage system.
- Whether the landscape treatment in the side and front setbacks contributes to the Garden City Character.
- Whether any existing vegetation that contributes to neighbourhood character will be removed by the development.
- Whether the development has any adverse visual impact on Heritage building and/or adjacent public areas.
- Whether any steps have been taken to minimise visual clutter caused by overhead services.
- Whether adequate on-site car parking has been provided.
- Whether driveway crossovers have been located to avoid street trees.
- The design objectives of this schedule