

12/09/2013
C98

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

1B – 1C TOVAN AKAS AVENUE, BENTLEIGH

The Overlay applies to the land known as 1B – 1C Tovan Akas Avenue, Bentleigh.

1.0

Design Objectives

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- To facilitate development of a higher density and scale than typically found in the surrounding residential area.
- To provide for built form that scales down from west to east to respect the amenity and character of adjoining residential development.
- To ensure that developments for residential or other sensitive uses incorporate design measures to provide protection from impacts associated with activities on abutting industrial and commercial zoned land.
- To ensure that the design of new buildings is sympathetic to the existing character of surrounding residential areas.
- To ensure that future development on the site features high quality, innovative architectural design that creates an attractive, safe and liveable environment for future residents.
- To limit detrimental impacts on adjoining neighbours.

2.0

Buildings and Works

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The following requirements must be met:

- Front Setbacks from Tovan Akas Avenue:
 - Ground floor: A minimum of 5 metres
 - Upper floors: A minimum of 6 metres
 - Garages (opening directly onto Tovan Akas Avenue): A minimum of 6 metres.
- Building height:
 - North-west corner of the site: Should not exceed 4 storeys (refer Figure 1).
 - Along Tovan Akas Avenue and all other areas of the site: Should meet standard B7 of Clause 55.03-2.

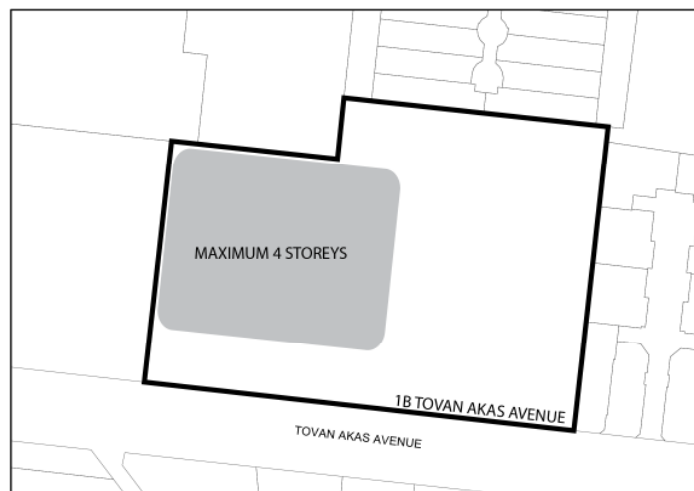


Figure 1 - Indicative north-west corner plan.

- Front façade: Upper levels to be well articulated though variations in setback or architectural treatment.
- Materials: Brick, concrete, masonry or other rendered material for at least 60% of all external walls (not including doors, windows, garage doors and similar features).
- Roof materials: Tile, powder coated steel or similar alternative where the roof is visible from public areas and roads.

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Application Requirements

An application must be accompanied by the following documents, reports, guidelines and plans, prepared to the satisfaction of the responsible authority:

A Development Plan

A Development Plan must include the following information, as appropriate.

- The proposed use and development of each part of the land.
- Building locations, heights and setbacks.
- Fencing height and form.
- The layout and location of internal accessways, pedestrian paths, car parking, visitor parking, bicycle parking garages, carports and garage doors.
- Building materials and architectural styles.
- A Development schedule showing proposed number, size and type of dwellings.
- Treatments for key interface areas (e.g. between non-residential land uses and proposed development) which may include noise attenuation.
- Areas of private open space.

Traffic Management Plan

A Traffic Management Plan must provide the following details, as appropriate:

- The likely traffic generation of the proposed development.
- The likely traffic impacts of the proposed development on the land and the broader road network.
- Internal road layout, road widths and reserves and access points.
- Number of car spaces per dwelling and visitor car parking.
- Bicycle parking provision;
- Details of connections from any internal roads/accessways to existing roads and means of vehicular ingress and egress from the site.

Landscape Concept Plan

A Landscape Concept Plan must include:

- Proposed landscaping across the site that complements any proposed future development.
- A planting schedule of all proposed vegetation including botanical names, common names, pot sizes, sizes at maturity, quantities of each plant, and details of surface finishes of pathways and driveways.
- The location and type of any vegetation to be retained.
- A management plan of all open space/landscaping areas, incorporating water sensitive urban design treatments.

Waste Management Plan

A Waste Management Plan must detail as appropriate:

- The location of waste storage facilities on site and on collection days, including bulk waste collection bins or approved alternative and recycling bins. Waste Storage areas must be screened.
- The proposed method of waste collection (either private contractor or Council). If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.

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Decision Guidelines

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

- The neighbourhood and site description.
- The design response.
- The potential to vary the requirements of Clause 55.04-1 and Clause 55.04-2 for buildings and works within the north western portion of the land.
- The potential effect of building setbacks and heights on the adjoining land uses.
- The traffic and car parking impacts on the surrounding area.
- The internal amenity of the proposed development.
- Any amenity impacts on adjoining properties and the neighbourhood character