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SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

Bentleigh Urban Village

1.0

Design objectives

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- To ensure that development makes a positive architectural contribution to the low scale, retail village.
- To ensure that development enhances the character of Bentleigh Urban Village, including the scale, shape and rhythm of built form and the variety of building heights, roof forms, setbacks and building designs.
- To ensure that retail development that abuts a rear-ward facing car park provides pedestrian access to both the car park and Centre Road.
- To ensure that development along any residential interface be sympathetic to the scale and amenity of the residential area.
- To ensure that development is designed to maintain safe and efficient vehicle movements.
- To ensure development optimises principles of environmentally sustainable design.
- To ensure high quality internal amenity for future residents.

2.0

Buildings and works

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A permit is required to construct a building or construct or carry out works other than:

- The installation of an automatic teller machine.
- An alteration to an existing building façade but only if:
 - The alteration does not include the installation of an external roller shutter; and
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road, but only if it is authorised by the relevant public land manager.

General requirements

A permit for buildings and works should meet the following requirements:

- Buildings should be of a high quality in terms of architecture and urban design, make a positive contribution to the Bentleigh Urban Village and reinforce that character in all other streetscapes.
- Buildings on the North side of Centre Road to be designed and articulated so that they do not overshadow onto the footpath on the southern side of Centre Road at the September equinox at noon.
- Buildings should be designed to demonstrate respect for the existing scale and character of streetscapes when viewed from the pedestrian network.
- Buildings should be designed to face all adjoining street and open space reserves and buildings should facilitate continuous active frontages at ground level and weather protection along key pedestrian links. Blank, inactive frontages should be avoided.

- Buildings should be designed to minimise visual bulk to the street, with adequate detailing and articulation of facades, setbacks to upper levels, as well as an adequate use of materials and colours.
- Buildings should be designed to optimise opportunities for basement car parking and should not include car spaces at ground level that are exposed to the public realm.
- Buildings should be designed in a way that optimises principles of environmentally sustainable design.
- Residential development should be designed to provide a recognisable and accessible pedestrian access point from the street to the residential component of the building.

Height requirements

- A building should not exceed the maximum preferred building height and the number of storeys specified in Column 2 of the Table to this schedule. This does not apply to architectural features, masts, building services or enclosed stairwells that do not exceed any required height limit by more than 4 metres. The combined floor area of these features should not exceed 10% of the gross floor area of the top storey of the building.
- A building must not exceed the maximum mandatory building height and the number of storeys specified in Column 3 of the Table to this schedule. This requirement cannot be varied with a permit. This does not apply to alterations to or extension of a lawfully existing building but only if all of the following requirements are met:
 - The existing building has a building height of more than that specified in Column 3 of the Table to this schedule.
 - The maximum building height is not exceeded.
 - The footprint of the upper storey, existing at the approval date, is not increased by more than 10%.

Table to Schedule 8 of the Design and Development Overlay

Column 1 Areas	Column 2 Maximum preferred building height	Column 3 Maximum mandatory building height
DDO8-1	N/A	14 metres, comprising up to 4 storeys
DDO8-2	N/A	11 metres, comprising up to 3 storeys
DDO8-3	17 metres, comprising up to 5 storeys	N/A
DDO8-4	14 metres, comprising up to 4 storeys	N/A

The Areas referred to in Column 1 of this Table are the areas shown on Map 1 forming part of this Schedule.

In this Table references to storeys do not include any basement.

Application requirements

- An application to construct a building that exceeds a building height of 10.5 metres should be accompanied by a site context and design response report that demonstrates how the proposal achieves the design objectives and the requirements of this schedule.

3.0 Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether proposed buildings are compatible with and respect the character of neighbouring buildings within the same streetscape.
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place.
- The extent to which any roof deck is integrated with the architectural style and form of the building and minimises the visual impact on the street and adjoining properties.
- Whether proposed buildings are designed to avoid views into secluded private open spaces and habitable room windows of dwellings on adjacent land.
- The extent to which the design of buildings optimises principles of environmentally sustainable design.
- Whether the design provides for a high level of amenity for future occupants.

4.0 Expiry

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The requirements of this overlay cease to have effect after 31 December 2017.

Map 1 to Schedule 8 of the Design and Development Overlay

