

03/12/2009  
C108**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO13****FORMER NYLEX SITE RESIDENTIAL DESIGN****1.0****Design objectives**03/12/2009  
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- 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****Buildings and works**03/12/2009  
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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 Decision guidelines**

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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.