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SCHEDULE 20 THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO20**

Thrift Park Neighbourhood Activity Centre, Mentone

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Design objectives

- To reinforce the role and identity of the Thrift Park Activity Centre, strengthen business synergies and create an enhanced community focus for the area.
- To assist in strengthening pedestrian and vehicle accessibility and linkages within the Thrift Park Activity Centre.
- To activate Nepean Highway and Lower Dandenong Road and improve the overall appeal and aesthetics of the Activity Centre and the general amenity of the surrounding area.
- To allow provision for the Activity Centre to continue to evolve in response to community needs in areas including retailing, accommodation and commercial services.
- To encourage the planting of native species to integrate with existing vegetation in the area and create a strong visual connection throughout the activity centre.
- To encourage water sensitive approaches to landscaping and storm water management throughout the site.
- To improve both day and night time surveillance of surrounding community uses.
- To encourage development that compliments the character of the area and does not adversely affect surrounding residential and sensitive uses.
- To encourage innovative, high quality architecture and urban and landscape design responses that incorporate Environmental Sustainable Design initiatives.

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Application requirements

Before a planning permit is granted to use or develop the subject site the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the *Planning and Environment Act 1987* to provide for:

- a) Arrangements in relation to the future construction (including drainage, furniture and landscaping), use and ongoing maintenance of the car parking and access roads and paving areas beyond the boundaries of the subject land.
- b) To provide for appropriate contributions towards the signalisation of the access to the site from the Nepean Highway.
- c) The planning of integrated vehicular and pedestrian access arrangements to the adjacent land to the immediate west of the land affected by this permit.
- d) Any other matters deemed relevant between the parties.

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Buildings and works

General

A permit is required to construct or carry out works.

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Permit requirements

Buildings and works must address the following design requirements:

Built form

- Development should be contemporary in style and provide an interesting architectural form.
- Building facades should incorporate articulation, generous window areas and a variety of building materials to activate the Lower Dandenong Road frontage.
- Development must be of a scale that provides an appropriate interface with residential land to the east of the Activity Centre.
- Development must incorporate the following design elements to enhance safety in public areas: (as appropriate):
 - Active frontages;
 - Buildings should be orientated and designed to provide passive surveillance opportunities from upper levels; and
 - Provision of adequate external lighting.
- Residential development on the site should be designed to:
 - Provide a transition in height towards adjoining lower scale areas;
 - Be contemporary in style to complement the form and style of existing elements on the site;
 - Minimise overshadowing of adjoining land.

Pedestrian environment

- The site layout must include internal pedestrian connections that;
 - Are designed to be attractive places to walk and maximise pedestrian ease;
 - Provide efficient routes between key elements of the centre;
 - Are integrated with external pedestrian connections.

Vegetation and landscaping

- Planting along frontages should be designed to ensure exposure to retail uses is not overly compromised.
- New landscaping elements should be designed to integrate with the character of existing planting within the Activity Centre, especially fronting Nepean Highway and to the residential area to the east of the site.
- Landscaped areas must be designed to incorporate Water Sensitive Urban Design initiatives where possible.

Vehicle access, car parking and loading

- Loading areas should be separated from public spaces and pedestrian accessways and are to be screened from public view, to the maximum extent possible, to protect public amenity.
- Car parks areas must be well lit and designed to provide for convenient and safe pedestrian movement.
- Cycle parking must be located with convenient access to the proposed uses and be clearly visible.
- Public transport facilities must be maintained within the Lower Dandenong Road frontage.
- No reverse entry movements into loading areas are permissible in pedestrian accessible areas.

Advertising signs

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.

5.0 Decision guidelines

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Before deciding on an application, the Responsible Authority must consider:

- Whether the proposed buildings and works would unreasonably affect the amenity of adjoining properties.
- Whether the landscaping appropriately integrates with the site and surrounding land uses.
- Whether the proposed vehicle and pedestrian pathways improve pedestrian movement within the Activity Centre.
- Whether the organisation of built form and its design appropriately responds to the Activity Centre context and surrounding land uses.
- Whether the design incorporates environmentally sustainable and water sensitive urban design initiatives and treatments.
- Whether the scale, bulk, design and height of the proposed development makes a positive contribution to the area.
- Whether the proposed development delivers a contemporary building form that incorporates adequate building articulation.