

16/08/2018
C86

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

BRANDON PARK MAJOR ACTIVITY CENTRE

1.0 Design objectives

16/08/2018
C86

To ensure that development, including setbacks and landscape treatment, is in keeping with and contributes to the Garden City Character.

To ensure that the building scale and form is compatible with the character of the Brandon Park Major Activity Centre, and has minimal impact on the amenity of adjacent and nearby residential areas.

To ensure that any new buildings located at the interface of any residentially zoned land are sensitively designed, with an appropriate scale and form.

To ensure that car parking, vehicle access and service areas do not visually impinge on setbacks, adversely affect streetscapes or detrimentally impact on the amenity of adjacent residential properties.

2.0 Buildings and works

16/08/2018
C86

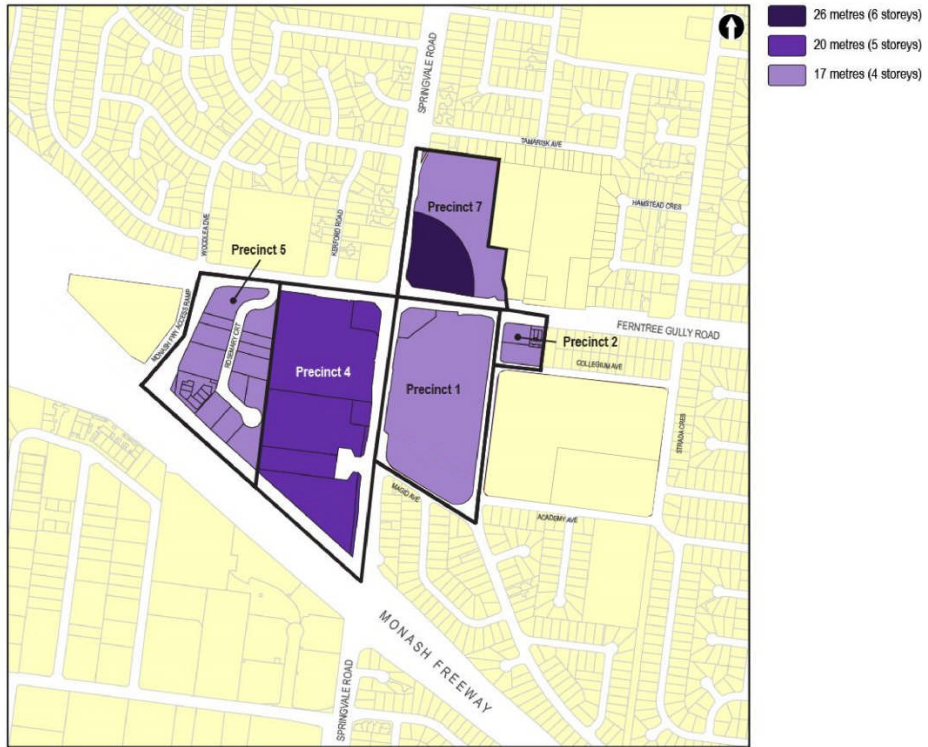
The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

Heights for all buildings and works should not exceed the height indicated in Map 1 below.

For the purposes of this schedule, a 'storey' does not include a basement and building height does not include architectural elements, including parapets and roof forms, that enhances the articulation of the built form and improve the appearance of the building.

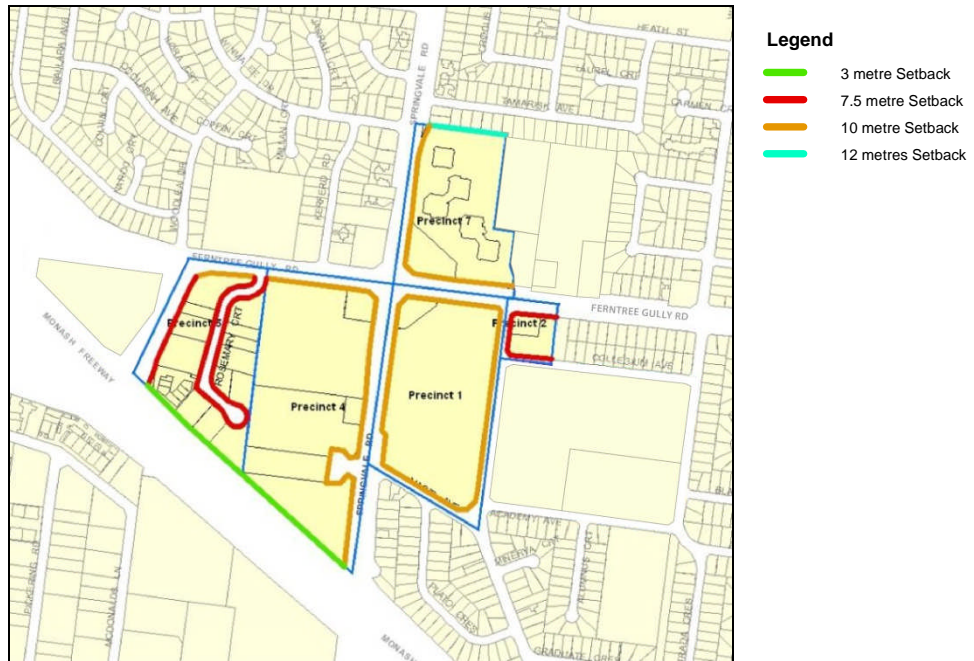
Map 1: Building heights



Setbacks

Buildings and car park areas should be set back from the front boundary of a site at least the distance specified in Map 2 to this schedule.

Map 2: Setbacks



Landscaping

Development should be framed and softened by vegetation when viewed from any point in the public realm.

Landscaping materials within the activity centre should be consistent with the existing vegetation of Wheelers Hill.

Brandon Park Shopping Centre site should provide a minimum 3 metre landscape area to all street boundaries.

Building form and design

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 must 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 Ferntree Gully and Springvale Roads.

Services

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

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

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

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

New streets and accessways

Established engineering treatments must be used where new streets or accessways, including kerb radii, kerb and channel materials, nature strips and road surface details, meet existing streets.

New accessways and streets should be designed so that they fit in with existing streetscape details. In particular:

- The accessway or street should be no wider than other accessways or streets within the neighbourhood that perform a similar function.
- Kerb details and corner radii of accessways and streets should be consistent with those in similar locations in the street.

Exemption from notice and review

An application for construction of a building or to construct or carry out works that complies with the requirements of this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0 Subdivision

16/08/2018
C86

None specified.

4.0 Advertising signs

16/08/2018
C86

None specified.

5.0 Decision guidelines

16/08/2018
C86

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the location, appearance, scale, bulk, design, form, layout, and proportion and scale of any proposed buildings and works will:
 - be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
 - have minimal impact on the amenity of adjacent residential properties in terms of visual bulk, height, over looking and over shadowing.
- Whether any proposed landscaping will be in keeping with the Garden City Character objectives within the Local Policy and the appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- Whether any existing vegetation that contributes to neighbourhood character will be removed by the development.
- Whether any large native or exotic trees have been proposed for inclusion or removal that will contribute to neighbourhood character.
- Whether the development has any adverse visual impact on adjacent areas of public open space.
- Whether the development provides an appropriate buffer treatment at the interface with any non-residential use on adjoining properties.
- Whether any steps have been taken to minimise visual clutter caused by overhead services.
- Whether any reduction in setback along Ferntree Gully Road or Springvale Road is consistent with the context of surrounding development and will not compromise the Garden City Character and boulevard character for these main roads.