

02/02/2006
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SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**

11 CLARKESTOWN AVENUE & 73 – 75 CANADIAN BAY ROAD, MOUNT ELIZA

1.0

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Design objectives

- To protect the amenity of existing residents in Clarkestown Avenue and Davies Avenue.
- To ensure that future development has regard for the established streetscape character and development pattern of the neighbourhood, in terms of building height, scale and siting.
- To encourage a form of development which will have no adverse impact on the amenity of nearby residents.
- To ensure that future development, including the location of vehicular crossings and car parking areas, respects and responds to the residential interface with Clarkestown Avenue and Davies Avenue.
- To achieve an appropriate transition between commercial and residential precincts, in terms of built form, landscaping, traffic management and associated features.
- To provide for adequate on site parking in order to limit potential congestion on streets providing access to nearby residential properties.

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Buildings and works

All buildings and works must be in accordance with the following requirements:-

Height

- Buildings and works must not exceed two storeys or a building height of more than 10 metres above natural ground level.

This requirement cannot be varied with a permit.

Building siting and design

- Development should include articulation of building facades and provision of a greater set back for any upper storey to reduce the apparent height and mass of buildings.
- Building design should incorporate features to achieve an appropriate transition between commercial and residential precincts. This may include the use of pitched roofs, tiling, face brick work etc which reflect characteristics of residential development in the area.
- Where possible and practical buildings should be orientated primarily towards the existing adjoining car parking areas.
- Development must be designed to limit noise impact on nearby residential areas, including the use of acoustic fencing where appropriate.
- All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc must be designed and located to minimise potential impact on the amenity of the adjacent residential areas.

Access

- Vehicular crossovers must be located so as to ensure the continued safe and efficient use of the road. Vehicular crossovers must not be constructed onto Clarkestown Avenue and if any vehicular access to Davies Avenue is required it should be located as far from the intersection with Clarkestown Avenue as possible.
- Proposals for development of either site must include provision of either a financial contribution or works in kind, to the satisfaction of the responsible authority, for the construction of traffic control devices at the intersections of Clarkestown Avenue and Canadian Bay Road and Clarkestown Avenue and Davies Avenue, to discourage through traffic and as far as possible to limit the use of Clarkestown Avenue to local traffic only.
- Proposals for development of either site should make provision for pedestrian pathways to link on street parking areas on Clarkestown Avenue and Davies Avenue to the new developments.

Landscaping

- A landscaping plan, to the satisfaction of the responsible authority, must be submitted with applications for buildings and works.
- Landscaping must include vegetation screening along the residential interfaces (which may include the road verges) of Clarkestown Avenue and Davies Avenue to protect the privacy and amenity of adjacent dwellings and to complement the appearance and design of proposed buildings.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1 – Business Area.

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Decision guidelines

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

- The affect of the development of proposed buildings on the amenity of abutting residents.
- The character of the area as a whole including a design that is responsive to both the shopping centre, the streetscape and the neighbouring residential dwellings.
- The graduation of development height across the shopping centre, and abutting residential areas.
- The architectural quality and innovative response of the building design.
- The interface with existing housing to the south of Clarkestown Avenue and to the east of Davies Avenue.
- Any loss of privacy caused by overlooking of residential properties to the south of Clarkestown Avenue and to the east of Davies Avenue.
- Whether building setbacks provided along Clarkestown Avenue and Davies Avenue demonstrate appropriate consideration of the streetscape and the residential interface.
- The inclusion of design elements which protect the amenity of abutting residents.