

--/2013
C86**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO8****BRANDON PARK MAJOR ACTIVITY CENTRE****1.0 Design objectives**--/2013
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- To ensure that development, including setbacks and landscape treatment, is in keeping with and contributes to the Garden City Character as set out at Clause 21.03-3 in the Municipal Strategic Statement.
- To ensure that the building scale and form in terms of height, bulk and setbacks is compatible with the character of the Brandon Park Major Activity Centre.
- To facilitate commercial and housing development within the activity centre in a manner which supports the preferred future character for the centre; and avoids conflicts with surrounding land uses.
- 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 development has minimal impact on residential amenity in terms of visual bulk, height, overlooking and over shadowing.
- To ensure that buildings are designed to have regard to the specific needs and requirements of all people, including those with limited mobility.
- 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.
- To positively contribute to environmental sustainability through appropriate building designs and technologies.

2.0 Buildings and works--/2013
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- 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 must maintain the “Boulevard” character of Ferntree Gully and Springvale Roads.
- 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.
- Mechanical plant and/or equipment must be screened from view from the front street frontages and abutting properties.

Building and car park setbacks

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

For Precinct 1, Brandon Park Shopping Centre, a landscape area with minimum width of 3 metres should be provided to all street boundaries.

Buildings and car park areas must be set back at least:-

- 3 metres from a boundary with the Monash Freeway.
- 12 metres from northern boundary of Nos.530-540 Springvale Road abutting Nos.2-12 Tamarisk Avenue and No.516 Springvale Road

Setbacks table

Road/street frontage	Preferred setback
Brandon Park Drive (west side) Ferntree Gully Road (excluding service road) Magid Avenue Springvale Road	10 metres
Academy Avenue Brandon Park Drive (east side) Collegium Avenue Ferntree Gully Road service road Monash Freeway Access Ramp Rosemary Court Strada Crescent	7.5 metres
Any other Street	6 metres

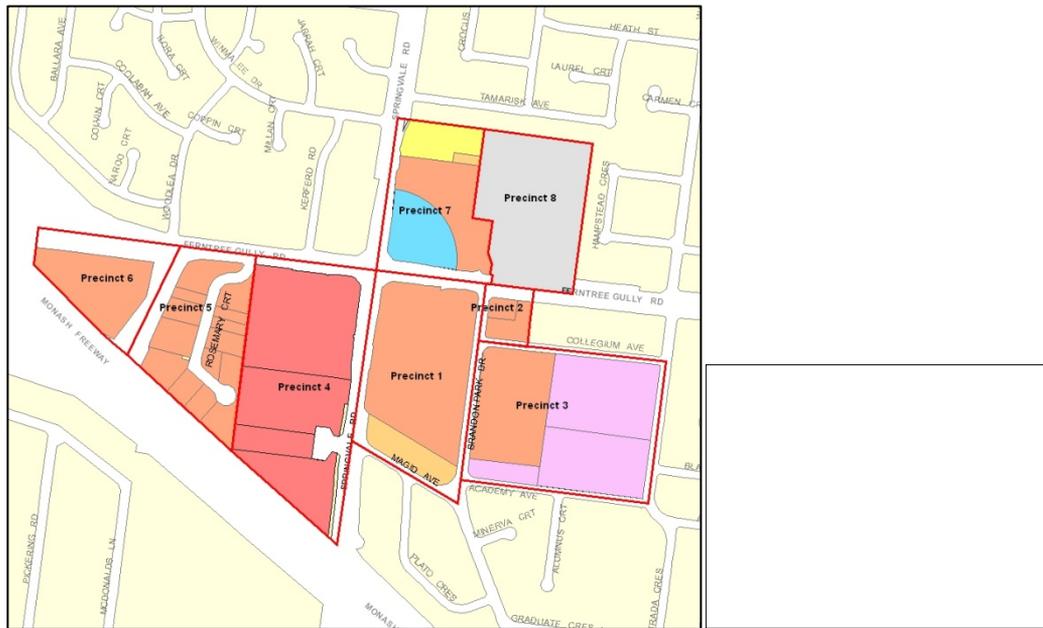


Height of buildings and works

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.

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

Site	Preferred Development Height
623 Ferntree Gully Road 530-540 Springvale Road – part of site within 130 metres of the intersection of Springvale Road and Ferntree Gully Road	26 metres (6 storey commercial)
539-579 Springvale Road	20 metres (5 storey commercial)
2 Brandon Park Drive 482 Ferntree Gully Road 602 Ferntree Gully Road 622 - 624 Ferntree Gully Road 1 - 23 Rosemary Court 530-540 Springvale Road – not specified elsewhere in this table 580 Springvale Road - except within 50 metres of Magid Avenue	17 metres (4 storey – commercial)
580 Springvale Road – within 50 metres of Magid Avenue 530-540 Springvale Road – within 50 metres of the east boundary of the site and between 50 metres and 72 metres of the north boundary of the site.	13 metres (3 storey – commercial)
530-540 Springvale Road – within 50 metres of the north boundary of the site.	8 metres (2 storey – commercial)
6 Brandon Park Drive - within 130 metres of Brandon Park Drive and more than 30 metres from Magid Avenue.	14 metres (4 storey residential)
Any other property.	9 metres (ResCode residential)



Engineering design

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 must be designed so that they fit in with existing streetscape details. In particular:

- The accessway or street must 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 must be consistent with those in similar locations in the street.

Services

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

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

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

Exemption from notice and review

An application which complies with the building and works requirements in 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.

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Decision guidelines

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

- The design objectives and directions of Clause 21.16 of the Municipal Strategic Statement.

- The design objectives and directions of this schedule.
- 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 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 the development will significantly add to the storm water discharge entering the Council's drainage system.
- 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 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 adequate on-site car parking has been provided.
- Whether any reduction in setback along Ferntree Gully Road or Springvale is consistent with the context of surrounding development and will not compromise the Garden City Character and boulevard character for these main roads.