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Proposed C247glen

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

BENTLEIGH EAST NEIGHBOURHOOD ACTIVITY CENTRE

1.0

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Design objectives

To support a new mid-rise scale built form character for the Bentleigh East Neighbourhood Activity Centre with lower built form at the street interface and to adjoining residential areas.

To provide a more cohesive built form character and improved street interface along the western end of Centre Road.

To enhance the intersection of Centre Road and East Boundary Road with high quality and prominent built form.

To enhance the pedestrian experience through improved activation at ground floor and maintaining sunlight to the Centre Road and East Boundary Road footpaths.

To protect existing residential amenity and minimise impact on adjoining residential properties.

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Buildings and works

A permit is not required to construct a building or construct or carry out works for:

- The installation of an automatic teller machine. An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

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

Street wall height

Development should not exceed the preferred street wall height as specified in Table 1 to this schedule.

Table 1: Street wall heights

Land	Preferred Street Wall Height
Precinct 1	11m (up to 3 storeys)
Precinct 2	11m (up to 3 storeys)
Precinct 3	11m (up to 3 storeys)

Building height

Development should not exceed the preferred maximum building height as specified in Table 2 to this schedule. Rooftop services may exceed the preferred maximum building height. For the purpose of this table, a storey does not include a basement.

A permit should only be granted to vary a preferred maximum building height shown in Table 2 to this schedule if all the following requirements are met:

- The building elements permitted by the proposed variation satisfies the general design objectives in Clause 1.0 of this schedule and the relevant design requirements specified in the schedule.

- The design minimises the visibility of additional levels above the preferred building height.
- The development creates no additional amenity impacts to residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height.

Table 2: Maximum building heights

Land	Preferred Maximum Building Height
Precinct 1 - 781-793 Centre Road and 157-177 East Boundary Road	18m (up to 5 storeys)
Precinct 1 - All other land	21m (up to 6 storeys)
Precinct 2	18m (up to 5 storeys)
Precinct 3	18m (up to 5 storeys)

Building setbacks

Development should not reduce the preferred minimum building setback as specified in Table 3 to this schedule.

Table 3: Minimum building setbacks

Land	Minimum building setbacks
All precincts	<p>Where sites directly abut a residential zone, provide setbacks in accordance with diagram 1 below.</p> <p>Where sites abut a laneway that directly abuts a residential zone, provide setbacks in accordance with diagram 2 below.</p> <ul style="list-style-type: none"> ▪ Zero front and side setbacks for development up to height of the street wall. ▪ 5m setback from the street frontage for development above the street wall. ▪ For corner sites, 3m setback to the secondary street frontage for development above the street wall.

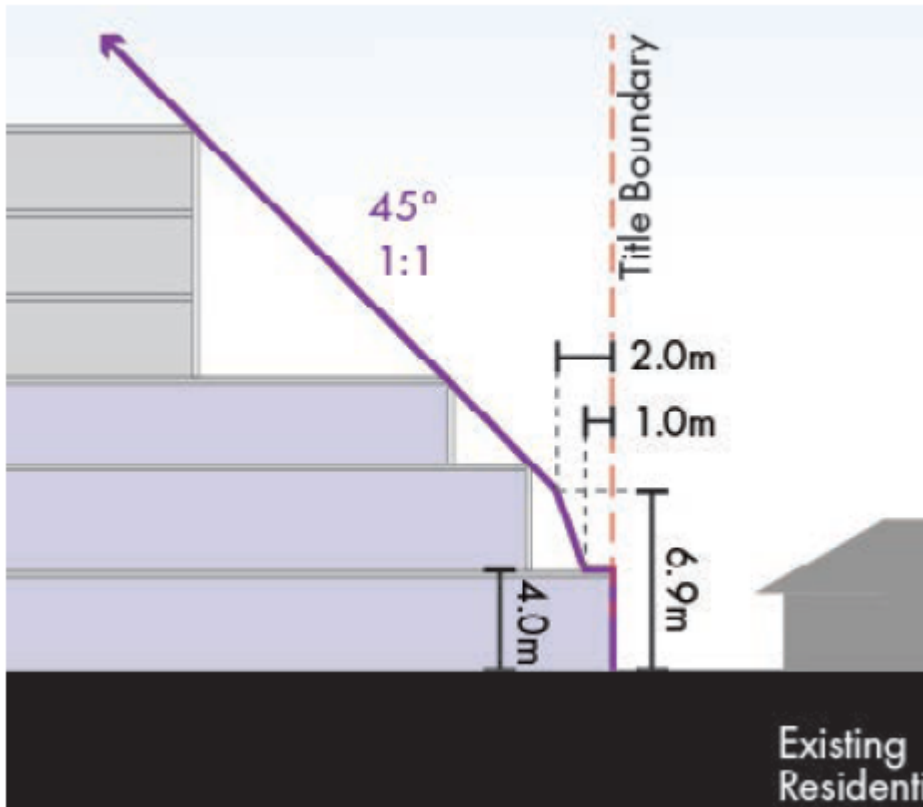


Diagram 1 - Direct interface to abutting residential zones

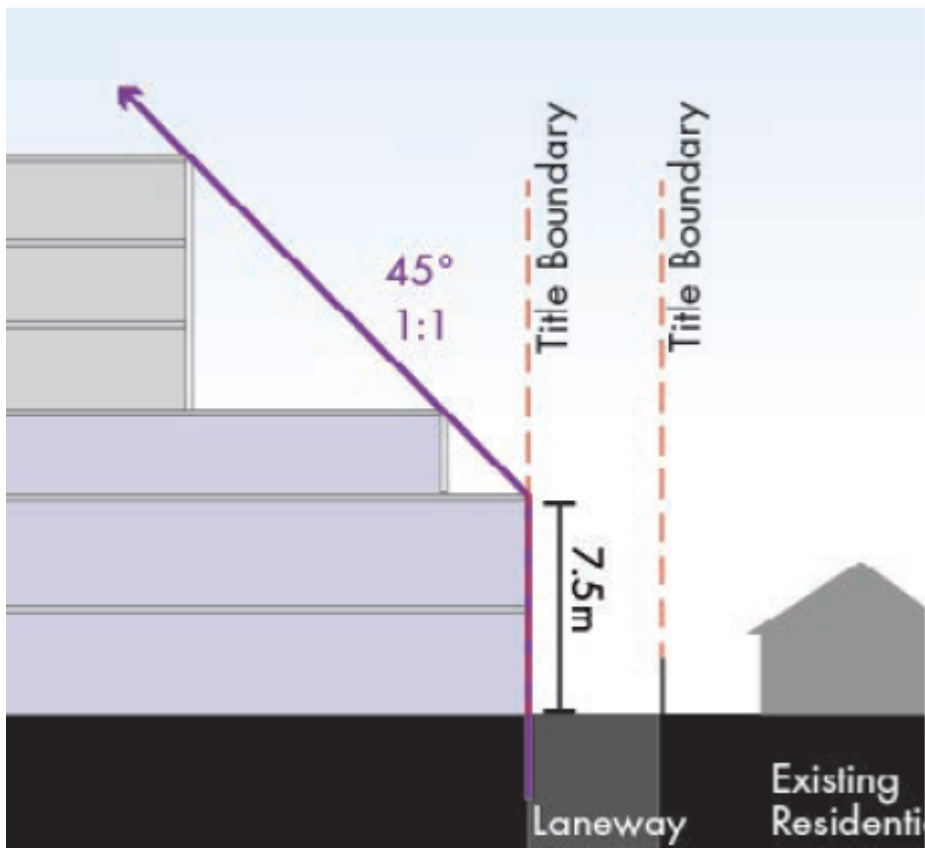


Diagram 2 - Direct interface to laneway abutting residential zone

Overshadowing public realm

Development should not cast any additional shadow as specified in Table 4 to this schedule to minimise overshadowing and maintain solar access to footpaths at the equinox on 22 September.

Table 4: Solar access requirements at the equinox (22 September)

Location	Solar access requirement
Southern footpath of Centre Road	Solar access is maintained from 10 am
Eastern footpath of East Boundary Road	Solar access is maintained between 12 pm and 2 pm
Western footpath of East Boundary Road	Solar access is maintained between 10 am to 12 pm

Building form and design

Design buildings to:

- Screen roof top services from the public realm and communal open spaces.
- Minimise visual bulk through recesses, articulation and materiality.
- Reflect the existing fine grain pattern (narrow shopfronts) within the centre by incorporating separate ground floor tenancies, and vertically and horizontally modulated forms that integrate with the streetscape context.

Provide a minimum floor-to-floor height of four metres at ground level.

Integrate roof forms with the overall building façade design.

Use materials that do not generate glare and can withstand the effects of weathering.

Avoid repetitive stepped building forms by ensuring that at least 65 per cent of the levels above the street wall have the same setback. This applies to both street and rear interfaces. Refer to diagram 3 below.



Diagram 3 - Consolidated upper level setbacks

Building separation

Where development shares a common side boundary, development above 3 storeys should:

- Be setback a minimum of 4.5 metres from the common boundary, where a habitable window or balcony is proposed.
- Be setback a minimum of 3 metres from the common boundary where a commercial or non-habitable window is proposed.

Heritage design

The following applies to development within or abutting an existing Heritage Overlay.

Design street wall façade details for infill buildings and new buildings to:

- Be simple and not compete with the detailing of the adjoining heritage buildings.
- Respect the vertical proportions of the heritage streetscape and adjoining buildings.
- Avoid large expanses of glazing except for ground floor shopfronts.

Adaptation and reuse of heritage buildings should:

- Maintain existing openings and avoid highly reflective glazing in historic openings.

- Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- Maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings.

Design development above the street wall to:

- Be visually recessive and not dominate the heritage building and streetscape.
- Use materials and finishes that provide a visually recessive appearance.
- Incorporate simple architectural detailing that does not detract from the heritage buildings and streetscape.
- Reflect the fine-grain pattern of subdivision of the streetscape.

Where development adjoins a heritage building, match the existing street wall height of the heritage building.

Interface with public realm and weather protection

Provide a minimum of 80 per cent of the building façade at ground floor level with a permeable façade incorporating windows and door openings with clear glazing to areas identified as 'Key Public Realm Areas'.

Design verandahs on all buildings located in the 'Weather Protection Areas' as shown in Map 1 to this schedule to:

- Be located at a height above the footpath that provides effective weather protection, generally between three metres and four metres and consistent with adjoining sites.
- Have a minimum setback of 750 millimetres from the kerb line.
- Avoid damage from passing vehicles.

Design verandahs to minimise the potential for visual clutter by concealing light fittings and service cables, and limiting under awning signage.

Design development on corner sites to actively address both frontages at street level.

Design upper levels of buildings to provide habitable rooms with windows or balconies that overlook the public realm.

Encourage buildings fronting laneways to provide passive surveillance with a permeable façade, including windows and door openings.

Ensure car parking is not visible from the street by incorporating design measures such as sleeving or providing basement parking.

Access and services

Provide pedestrian entries to buildings that are clearly visible and easily identifiable from the street and accessible for all abilities.

Provide loading, service access and car park access from laneways and secondary streets.

Avoid building services and utilities at ground floor street frontages to prioritise active frontages at these locations.

Landscaping

Encourage communal garden spaces at podium and roof top levels that take into consideration aspect, materials and solar orientation.

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Subdivision

None specified.

4.0

Signs

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None specified.

5.0

Application requirements

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and urban design context report detailing how the proposed development responds to the design objectives and requirements of this schedule.

6.0

Decision guidelines

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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 any variation to the street wall height maintains a visual consistency with surrounding development and the human scale of the centre.
- Whether any variations to the rear setbacks protects the amenity of surrounding residentially zoned properties used for residential purposes.
- If roof decks are proposed, whether they are set back from lower levels and are recessive in appearance.

Map 1 to Schedule 13 to Clause 43.02

