

14/04/2022
C152mona

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

INDUSTRIAL AND COMMERCIAL DESIGN AND DEVELOPMENT AREA

1.0

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Design objectives

To ensure that development, including front setbacks, is in keeping with and contributes to the Garden City Character as set out in the Municipal Planning Strategy.

To ensure that the building scale and form in terms of height and bulk complements and does not visually overwhelm surrounding buildings.

To ensure that streetscape engineering details of new developments integrate with the existing streetscape.

To ensure that fences or planting along property boundaries do not adversely affect urban character or adjacent open space.

To ensure that the landscape treatment within the front setback contributes to the positive aspects of the applicable industry or business Character Type identified in Clause 22.03.

To retain existing on-site vegetation if possible.

To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.

To minimise visual clutter.

2.0

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Buildings and works

Building and car park setbacks

Buildings and car park areas must be set back from the front boundary of a site at least the distance specified in the table at Clause 7.0 of this schedule.

Buildings and car park areas must be set back from the boundary of a site at least the distance specified in the table at Clause 8.0 of this schedule.

Buildings must be set back from land in a residential zone or land used for a hospital or school at least the distance calculated by the following formula:

- Distance = $H/2 + 1.5m$

where H = height of building nearest the boundary in metres.

Buildings and car park areas must be set back at least 3 metres from a boundary with the Monash Freeway or the reservation extension of Westall Road (between Princes Highway and the Monash Freeway). The setback area must be landscaped.

Fences in front setback areas

A permit is required to construct a fence in the area between the front wall of a building and the street. This includes a front fence and a side boundary fence between the street boundary and the alignment of the front wall nearest the street.

Front fences must be set back from the front boundary of a site at least the distance specified in the table at Clause 7.0 of this schedule.

A fence must be:

- No higher than 2 metres.
- Screened by trees and shrubs planted between the front property boundary and the fence.

- Designed to reflect the style, materials and common characteristics of fences in the neighbourhood.
- Painted a visually recessive colour. Unpainted galvanised steel or wire fencing is not acceptable.

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.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

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 development is consistent with the desired future character statement for the applicable industry or business Character Type identified in Clause 22.03.
- Whether the development will significantly add to the storm water discharge entering the Council's drainage system.
- Whether the building setbacks are generally consistent with the setbacks in the applicable industry or business Character Type and are consistent with the desired future character statement identified in Clause 22.03.
- Whether streetscape and engineering details are consistent with streetscape and engineering details within existing streets.
- Whether side and front fences are in keeping with the character of the neighbourhood.

- Whether the landscape treatment in the side and front setbacks contributes to the Garden City Character.
- 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 any steps have been taken to minimise visual clutter caused by overhead services.
- Whether adequate on-site car parking has been provided.
- Whether driveway crossovers have been located to avoid street trees.

7.0

Road/Street Setbacks table

Road/street frontage	Minimum setback
Blackburn Road	20 metres
Centre Road	
Clayton Road	
Ferntree Gully Road	
Jacksons Road	
Princes Highway (including service roads)	
(also known as Dandenong Road)	
Springvale Road (including service roads)	
Stephensons Road	
Warrigal Road	
Wellington Road (including service roads)	
Westall Road	
Forster Road	13.7 metres
Highbury Road	
Huntingdale Road	
McNaughton Road	
North Road	
Waverley Road	
Atkinson Street	10.6 metres
Batesford Road (south side)	
Browns Road	
Buckland Street	
Duerdin Street	
Dunlop Road	
Faigh Street	
Garden Road	
Gardiner Road	
Gilby Road	
Glenvale Crescent (east/west alignment)	
Hardner Road	
High Street Road	
Lexia Place	

Road/street frontage	Minimum setback
Montpellier Road	
Nantilla Road	
Normanby Road	
Police Road	
Redwood Court	
Ricketts Road	
Valley Street	
Wilson Road	
Winterton Road	
Any other road	7.6 metres

8.0 Boundary Setbacks table

Any buildings and works and any car parking must be setback from any land zoned for residential purposes in accordance with the following table:

Boundary	Minimum setback
348-350 Warrigal Road and 1041-1049 Centre Road, Oakleigh South - north boundary abutting land zoned R1Z – Residential 1.	6 metres
17-55 Duerdin Street, Notting Hill – north boundary abutting land zoned R1Z – Residential 1.	6 metres

This requirement cannot be varied by a permit.

The setback area is to be landscaped.

9.0 Specific Requirements 17-55 Duerdin Street Notting Hill

9.1 Buildings and Works Requirements

In addition to the boundary setbacks and building height provisions outlined above, for lots immediately abutting land in a residential zone, the following additional provisions apply:

- No loading/unloading facilities are to be located between any building on the lot and the 6 metres landscape buffer required by Clause 8.0;
- Rubbish storage facilities are not to be located between any building on the lot and the landscape buffer required by Clause 8.0;
- No manufactured goods, raw product or associated manufacturing equipment is to be stored between any building on the lot and the landscape buffer required by Clause 8.0;
- Site security lighting is to be placed to avoid any light spill or glare into the adjoining residential land;
- Staff car parking is encouraged to be located between the building and landscape buffer required by Clause 8.0.
- If requested by the responsible authority, the landscape buffer required by Clause 8.0 must also include a pedestrian pathway which provides access to Nantilla Road to the satisfaction of the responsible authority.

9.2 Other Requirements

An application for subdivision or development of the land at 17-55 Duerdin Street must:

- set aside 10 metres of the western part of the land as a 'Drainage Reserve' consistent with the area of land zoned PUZ1 to be vested in Melbourne Water all at the cost of the owner; and
- show the land in the Drainage Reserve as being landscaped and developed including, if required by Monash City Council and agreed to by Melbourne Water, incorporating a shared pathway linking Normanby Road with Duerdin Street within the drainage reserve.

9.3 Application Requirements

In addition to the requirements outlined above and in the Urban Design Guidelines Monash Technology Precinct January 2008, any application for subdivision of the land at 17-55 Duerdin Street Notting Hill must include the following information:-

- An Outline Development Plan to the satisfaction of the Responsible Authority showing:
 - Existing site conditions including all remnant infrastructure from its previous occupation, and a Site Design Response to those conditions and to abutting development;
 - The conceptual layout of the proposed subdivision including lot sizes, accesses and orientation, roads and footpaths, services, drainage and lighting.
 - No use of Erawan Avenue for access to the land.
- A Traffic Impact Assessment to the satisfaction of the Responsible Authority and VicRoads. The Report must in particular assess the likely impact of the development of the land on the nearby intersections with major roads.
- A Stormwater Management Plan to the satisfaction of the Responsible Authority showing:
 - A design response to the drainage and stormwater management requirements of the subdivision incorporating the principles of Water-Sensitive Urban Design;
 - Provision for retention of stormwater on site for reuse for landscaping and other non-potable purposes;
 - Provision for limiting maximum flows discharged from the site under storm events to a 5 percent frequency probability to pre-development peak storm flows.
- A Landscaping Plan which includes an arboricultural assessment of existing vegetation on the site; and a landscaping layout which maximises use of the existing vegetation; and additional screen planting in the 'Landscape Buffer' area adjoining residential land.