

24/03/2016
C162**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO10**.**KEILOR VILLAGE ACTIVITY CENTRE****1.0**24/03/2016
C162**Design objectives**

- To improve the appearance of the Keilor Village Activity Centre (as shown in Figure 1) by facilitating development that is respectful of the area's character and history.
- To ensure that the development of land, shopfronts and signage are consistent with the *Keilor Village Vision Document, November 2015*.
- To ensure development is of a high quality, sustainable and well designed so as to create an attractive built form.
- To ensure development is of a scale and height (including setbacks) that respects the amenity of the public realm and neighbouring properties.
- To ensure that development of land provides an attractive setting to car parking areas.
- To ensure changes to the public realm improve the appearance and connectivity of the village and are respectful of Keilor's physical character and landscape setting and are complementary to private works that are undertaken.
- To ensure new development provides active frontages, natural surveillance, interest to the streetscape and are well lit and attractive.
- To encourage urban design initiatives which discourage criminal activity.

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C162**Design guidelines****General**

- Heights and setbacks should be consistent with those in Figure 1.
- Front and side setbacks should be consistent with the existing built form of the area.
- Any upper storey development proposed in the west 'main' group of shops should be setback from the Old Calder Highway frontage, so the existing low scale streetscape is retained (see Figure 1).
- Development of up to three storeys may be considered behind the Keilor Hotel and in the 'east group of shops (see Figure 1).
- Where developments of three storeys are proposed, varied articulation and upper level setbacks are encouraged to reduce the potential impact of the scale and bulk of the development.
- Residential development on the upper levels of existing or proposed retail development should integrate with the street and be designed to promote the surveillance of the public realm.
- Commercial development abutting residential uses should respect the neighbouring property's scale and privacy.
- A simple and uncluttered approach to design is encouraged.

- Development should provide active frontages, natural surveillance and interest to the streetscape. On corner sites development should address both street frontages with either opening or street level windows.
- High fencing in front of buildings is discouraged to ensure active streetscapes and maintain surveillance of the public realm.
- Development should incorporate environmentally sustainable design principles, including the selection of materials and building performance.
- Roof forms should be generally flat or have a low pitch.
- Traditional building materials (such as brick, local stone, timber and corrugated iron) should be utilised. Modern lightweight materials can be considered on the upper levels and exterior building colours should be subtle.
- Existing trees should be maintained where possible.
- Additional landscaping is encouraged to strengthen the vegetated setting of the village.
- Planting should complement the significant historical landscape elements of the village which includes a mix of exotic and native species.
- Car parking should be located to the side and rear of properties.
- New development should minimise the visual intrusion of car parking facilities through the use of landscaping.
- Water Sensitive Urban Design (WSUD) should be incorporated in the design of car parking areas to improve the sustainability of the village centre and support additional planting.
- Lighting within car parking areas or other public spaces should be well-designed, contemporary, simple and functional.
- Loading areas should be integrated into the design of new developments.

Shopfront design

- 80% of new / altered shopfronts should comprise of clear glazing and / or entries.
- The obscuring / painting out of windows and glass doors is discouraged.
- The use of openable windows in shopfronts is encouraged to assist in activating the public realm, if they do not pose an obstruction to pedestrians.
- The incorporation of a cantilevered canopy or verandah that is consistent with those existing in the areas is encouraged.
- Where parapets are incorporated into the design, they should be simple in style and form.
- Where security grilles are proposed, the use of open and transparent grilles is encouraged. Roller shutters on building frontages are discouraged.
- Rooftop plant and equipment should be located away from sensitive adjoining uses and be appropriately screened so that it is not visible from the street and does not detrimentally affect the amenity of adjoining residents through noise or emissions.

Public realm

- Any change to the public realm proposed as part of a development, should be respectful of Keilor's physical character and landscape setting.

- The creation of new public spaces, in a variety of sizes, is encouraged as part of new development proposals. New public spaces should be overlooked by active frontages.
- Development should facilitate a shared-space approach in the laneway at the rear of the west 'main' group of shops fronting the Old Calder Hwy so that vehicles do not dominate this space and it can operate as a pedestrian friendly, appealing environment (see Figure 1).
- Encourage connectivity from the west 'main' group of shops fronting the Old Calder Hwy, to the rear laneway, through the provision of walk through facilities (see Figure 1).
- Ensure new development which adjoins the public realm applies a consistent range of materials and colour palette to infrastructure including paving.

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Buildings and works

Application requirements

An application must be accompanied by the following information, plans and reports to the satisfaction of the responsible authority:

- A comprehensive statement which demonstrates how the proposed development addresses the relevant design objectives and guidelines of this schedule.
- Streetscape elevations.
- A schedule of materials and finishes which specifies high quality materials and finishes.

Applications for development which exceed the preferred heights in Figure 1 must be accompanied by:

- A set of 'as constructed' perspective diagrams, accurately showing the proposal as viewed from the streetscape and public spaces.

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider, where appropriate:

- Whether the development complies with the design guidelines under Clause 2.0 of this schedule.

Reference documents

Keilor Village Vision Document, November 2015.

Brimbank Activity Centre Strategy, 2008.

Figure 1 – Keilor Village Precincts and Preferred Building Heights

