

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

BUNYIP RAILWAY AREA

1.0
19/01/2006
VC37

Design objectives

- To achieve architectural and urban design outcomes that contribute positively to unique heritage and landscape values of the Bunyip town centre.
- To guide the integrated development of the land so as to build on the elements that define the attractive and distinct character of the Bunyip town centre.
- To encourage a design solution that responds to the site topography and maintains the built form character of the Bunyip town centre.
- To maintain appropriate views to the south from the Bunyip town centre precinct.
- To ensure that car parking, vehicle access and service areas are visually integrated with the built form.
- To minimise adverse impacts of any development on the safety of pedestrians and cyclists.
- To ensure frontages are pedestrian oriented and add interest and vitality to the Bunyip town centre.

2.0
19/01/2006
VC37

Buildings and works

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed building or works achieve each of the design objectives and built form outcomes of this schedule, and any other policy requirements.

Buildings or works generally should not exceed a maximum height of 7 metres (excluding an attic or basement). The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

Buildings and works should be of a scale, design and alignment that maintain appropriate views to the south from the Bunyip town centre precinct.

Car parking facilities should not be a dominant feature when viewed from Main Street and High Street.

Any development must interact with the street frontage by providing window area and active edges on street frontages.

Any development must ensure a consistent height with the surrounding built form by using verandahs or similar shade and weather protection devices.

Any development must include works to provide a drop-off point for school and other buses as an integral part of the precinct.

Any development must include works to provide connections across Main Street to promote a high level of pedestrian integration with the Bunyip town centre precinct.

Rubbish enclosures and service areas must not be visible from a street and located to the rear of buildings.

Signage above verandahs and sky signs are discouraged. Signs should be integrated with the style and character of the building and surrounds.

2.0
19/01/2006
VC37

Decision guidelines

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

- Whether the proposed building or works has regard to the natural features of the land and is properly designed and sited in recognition of such factors as the slope of the land and existing vegetation.
- Whether the proposed building or works contributes to the protection and enhancement of the character and natural environment of the Bunyip town centre precinct.
- The impact of the development on scenic vistas.
- The capacity of the existing road system and any proposed modifications to accommodate any increase in traffic.
- Whether adequate pedestrian connections have been provided between precincts, carparks and open space.