

28/03/2013
C58**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**.

BANNOCKBURN TOWN CENTRE**1.0****Design objectives**28/03/2013
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To provide a comprehensive and coordinated framework to facilitate the development and expansion of the Bannockburn Town Centre.

To encourage development that enhances and is in keeping with the character and appearance of the Bannockburn Town Centre.

To encourage development that has active frontages, particularly to major roads and pedestrian links.

To provide for public spaces and suitable access for all.

To encourage a high standard of architectural and urban design that is respectful of the existing styles, built form, height and scale of existing buildings and streetscape in the centre.

To facilitate the provision of necessary infrastructure such as road networks, pedestrian links, car parking and drainage.

2.0**Buildings and works**28/03/2013
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A permit is required to construct buildings or to carry out works except for:

- A single dwelling or an extension to an existing dwelling on a lot greater than 300 square metres in area.
- Outbuildings and sheds under 120 square metres in area.
- Repairs and routine maintenance to buildings and infrastructure.
- A fence associated with a dwelling.

The Bannockburn Town Centre Investment Strategy 2008 identified various precincts within the Town Centre. Each precinct is designed to guide appropriate development, deliver key outcomes and protect existing elements.

Precinct A - Retail Development Precinct

Buildings and works requiring a permit within Precinct A must:

- Respond to the design, height and built form of existing buildings.
- Respond to the need for active frontages to roads and public spaces.
- Retain Burns Street (in part) to the north east of Milton Street as a principal access way to proposed car parks servicing the future expansion of the Plaza, along with access to adjacent commercial and residential properties.
- Incorporate design techniques to articulate all visually exposed facades.
- Have a high standard of design that positively contributes to the character of Bannockburn.

- Incorporate appropriate setbacks from important heritage buildings, in particular the Bannockburn Shire Hall and associated public spaces that contribute to the character of Bannockburn.
- Retain car parking areas adjacent to the Shire Hall.
- Provide integration between the open spaces and the retail precinct in the form of inviting access ways and entrance points.
- Retain the existing access between Burns Street and High Street, in order to service the local shopping precincts adjacent to the Plaza development and the Bannockburn Shire Hall.

Precinct B - Medium Density Development Precincts

Buildings and works requiring a permit within Precinct B must:

- Provide an increased housing density of at least 18 dwellings per hectare.
- Provide a maximum building height of 2 storeys.
- Provide setbacks consistent with other medium density developments within the precinct.
- Be consistent with the general character of the area, in terms of built form, scale and articulation.
- Provide drainage infrastructure within the area and any necessary improvements required resulting from development.

Precinct C- Commercial/ Services Precincts

Buildings and works requiring a permit within Precinct C must:

Existing commercial precinct (east of High Street)

- Preserve the heritage nature of any significant buildings.
- Provide adequate off-street parking on site for employees.
- Ensure any future development in this precinct is respectful of the existing wide tree lined avenues, low scale streetscape and surrounding buildings.
- Provide a maximum building height of 1 storey.

Redevelopment of the school site

- Preserve the heritage nature of any significant buildings.
- Reuse existing buildings, where suitable and when appropriate, for future uses.
- Ensure a high standard of articulation and design, while positively contributing to the existing wide tree lined avenues, low scale streetscape and character of Bannockburn.
- Provide a maximum building height of 2 storeys.

Commercial Services precinct above the Plaza centre

- Be of a recessed built form to present an articulated façade to the surrounding street frontages.
- Be of a built form that is respectful to the town character and existing wide tree lined avenues and low scale streetscape.
- Be a maximum single storey development over the retail floorspace.
- Have direct access from within the retail complex to any second level.

Precinct D - Open Space Area

Buildings and works requiring a permit within Precinct D must:

- Provide landscaping to create visually appealing spaces.
- Provide suitable urban furniture in each open space area to encourage a high quality of design within the public realm and to encourage social connectivity.
- Provide public spaces that are visible from streets and surrounding areas, allowing for informal passive surveillance.
- Provide integrated kerb and street infrastructure with key features, such as the Shire Hall.

3.0

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Subdivision

A permit is required to subdivide land.

Consolidation of titles is encouraged in areas where larger sites are required for retail or office facilities.

4.0

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Advertising signs

In addition to advertising sign controls at Clause 52.05, the responsible authority must:

- Ensure that signs are attractive, well presented and do not promote visual clutter, particularly along road frontages.
- Ensure that advertising is designed and located in a manner that responds to the integrity of heritage buildings.
- Ensure that illuminated signs only be permitted if light spillage does not pose potential detriment to general amenity and that the character of the surrounding area is not detrimentally affected.

5.0

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Decision guidelines

Before deciding on an application, the responsible authority should have regard to the following:

The Bannockburn Town Centre Investment Strategy 2008.

6.0

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Reference Documents

Bannockburn Town Centre Investment Strategy, Connell Wagner (March 2008)

Land Use Precinct Plan

