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SCHEDULE 23 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO23**.

Eaglehawk Activity Centre

1.0

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Design objectives

To promote a high quality activity centre that provides a range of economic, social and community activities and open spaces.

To encourage the expansion and intensification of the built environment that consolidates underutilised areas and promotes diversity in land uses.

To allow for increased development densities while ensuring that the design, height and setbacks of new and extended buildings respect Eaglehawk's heritage character and streetscapes.

To protect the amenity and character of adjacent residential areas.

To promote development and active frontages which contribute to the amenity, public safety and pedestrian use of adjoining public space.

To encourage inclusion of environmentally sustainable design techniques.

To improve linkages between the Eaglehawk town centre and the adjoining parkland, public spaces and railway station.

To provide safe and convenient car parking that has minimal visual impact on the streetscape and public places.

To encourage consolidated, shared parking facilities to encourage efficient utilisation of infrastructure and sustainable transport options.

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Buildings and works

A permit is not required 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 percent 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.
- Construction or alteration of an outbuilding associated with an existing dwelling.
- Extension of an existing dwelling if the increase in floor area is less than 50 square metres, and the front setback is not altered.

General design

General design should accord with the following principles:

- At first floor level and above, the facade should be articulated in a sympathetic and considered response to the scale, form and detailing of other buildings in the locality, in particular those with immediate visual connection to the subject site.

- Buildings with long continuous facades exceeding 10 metres should be divided into smaller vertical sections using variation in wall articulation, openings and windows, materials, textures and colours.
- For sites shown in Map 1 Building Heights and Chamfer encourage the provision of a chamfer in the building frontage across the site boundary corner, at ground level as a minimum, and above where possible.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.
- Rooftop plant and service design should be integrated with the building and not visible from streets, public open spaces and areas of secluded private open space.
- Development that is proposed to accommodate entertainment and/or commercial uses should include noise attenuation measures to minimise amenity impacts on residential uses.
- Development that is proposed to accommodate residential or other noise sensitive uses must provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity and traffic.
- Mock-heritage building forms and detailing should be avoided.
- Appropriate facilities should be provided for the storage, collection and recycling of waste materials which should be screened from public view.

Building height

Development and/or extensions for new or existing buildings (excluding buildings of heritage significance and contributory buildings) should comply with the preferred building height specified in Table 1 below and shown in Map 1 Building Height and Chamfer.

Development and/or extension of buildings of heritage significance and contributory buildings should be designed and sited to retain the visual prominence of the heritage place. Additional building height up to the preferred height in Table 1 below and Map 1 Building Height and Chamfer, can be considered if the addition is at the rear, and if it can be demonstrated that the change does not detrimentally impact the heritage significance of the building, adjacent buildings or the precinct.

Table 1 Building height

Area	Preferred height	Purpose
H1	8-12 metres	To facilitate 2 and 3 storey development that maintains the heritage values and prevailing horizontal and vertical patterns of the existing streetscape.

Note: Building height is to be measured from the central point at the adjoining footpath level.

Floor to floor heights should support the flexible use of interior spaces and achieve a consistency of vertical scale between the floor levels of abutting buildings. Heights should generally be no less than:

- 3.8 metres for retail and commercial uses; and
- 3.0 metres for residential uses.

For the purpose of this schedule, building height does not include architectural elements (including parapets and roof forms) that enhance the articulation of the built form and improve the appearance of the building.

An application to exceed or reduce the preferred building height should be accompanied by a site analysis plan and a written report documenting how the development will achieve the design objectives of this schedule.

Weather protection

New development and/or extensions within the area shown in Map 1 Building Heights and Chamfer should be designed to provide a permanent form of weather protection, such as a verandah, awning or canopy, to the adjoining public space and for this element to extend to the back-of-kerb line.

Original verandahs on heritage buildings should be reinstated, where appropriate.

Building frontage setbacks

New development and extensions must comply with the building setbacks specified in Table 2 below and shown in Map 2 Building Setbacks and Lanes.

Table 2 Building setbacks

Area	Type	Requirements
S1	Built to street edge (no setback)	Set buildings to the front boundary. Avoid alcoves and recesses that may collect litter or be unsafe.
S2	Shallow setback	Set buildings within 2 to 4 metres of the front boundary. Incorporate a high quality landscape treatment within the front setback.

Side and rear setbacks

Buildings in a Commercial 1 Zone should not include side setbacks unless a pedestrian or service laneway, or protection of a heritage place is required. Any part of such a building higher than 9 metres should be set back from the side boundaries to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property. Where the rear of a new development abuts a lower scale residential area, the building height should transition so as to not visually dominate, overshadow or overlook the residential area.

Active frontages

New developments should provide an active frontage to the street address at ground level and opportunities for passive surveillance from upper levels. For the purpose of this requirement, a frontage onto a public park is treated as a frontage onto a street.

New development and extensions should comply with the active frontage requirements specified in Table 3 below and shown in Map 3 Active Frontages. Frontages should be designed so the internal layout of the ground floor provides visual and physical links between the building and the street. This is encouraged through the use of windows, glazing, doors and outdoor areas with good pedestrian access.

Table 3 Active frontages

Area	Type	Requirements
A1	Primary Active Frontage	80% of building frontage to be activated.
A2	Secondary Active Frontage	50% of building frontage to be activated.

Access

Vehicle access points to High Street and Victoria Street should be avoided. Access should be provided wherever possible via side streets, rear lanes or shared access ways.

Loading and service vehicle access should be located and designed to avoid conflict with pedestrians and other vehicles, and to minimise visibility from the street.

Discourage vehicle access points along High Street to minimise conflict with pedestrians.

Parking

The development and management of shared car parking facilities, such as Caradon Way, is preferable to providing car parking on individual sites. However, when car parking is required on individual sites it should not be in a prominent location and should be located towards the rear of the site. Car parking should be landscaped with canopy trees to provide shade in outdoor car parks and should incorporate water sensitive urban design principles.

On site parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces. Parking between the front of the building and the street should be avoided.

Multi storey developments should provide underground or basement parking where possible to maximise useable floor space.

Flood levels

New development should consider the impact of the proposed development on flood flow, flood storage, site safety and safe access.

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Subdivision

Subdivision should incorporate the creation of new laneways in accordance with Map 2 Building Setbacks and Lanes.

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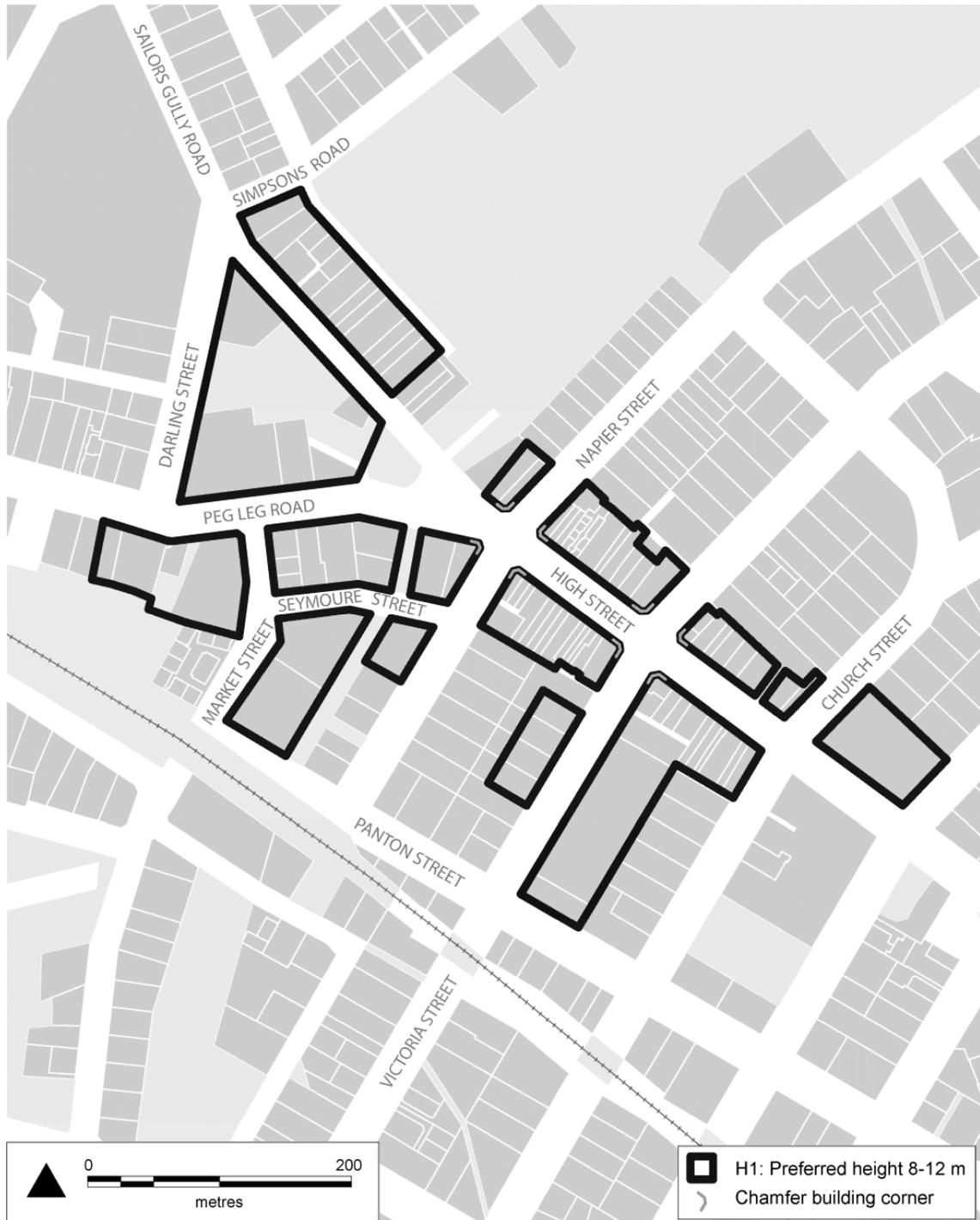
Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal achieves excellence in architecture and urban design.
- Whether the proposal protects the development potential of nearby sites.
- Whether the proposal provides adequate weather protection.
- Whether the proposal has sufficient active frontage.
- The existing use and development of the land.
- The susceptibility of the development to flooding and flood damage.
- The objectives of the *Eaglehawk Structure Plan, 2013*.

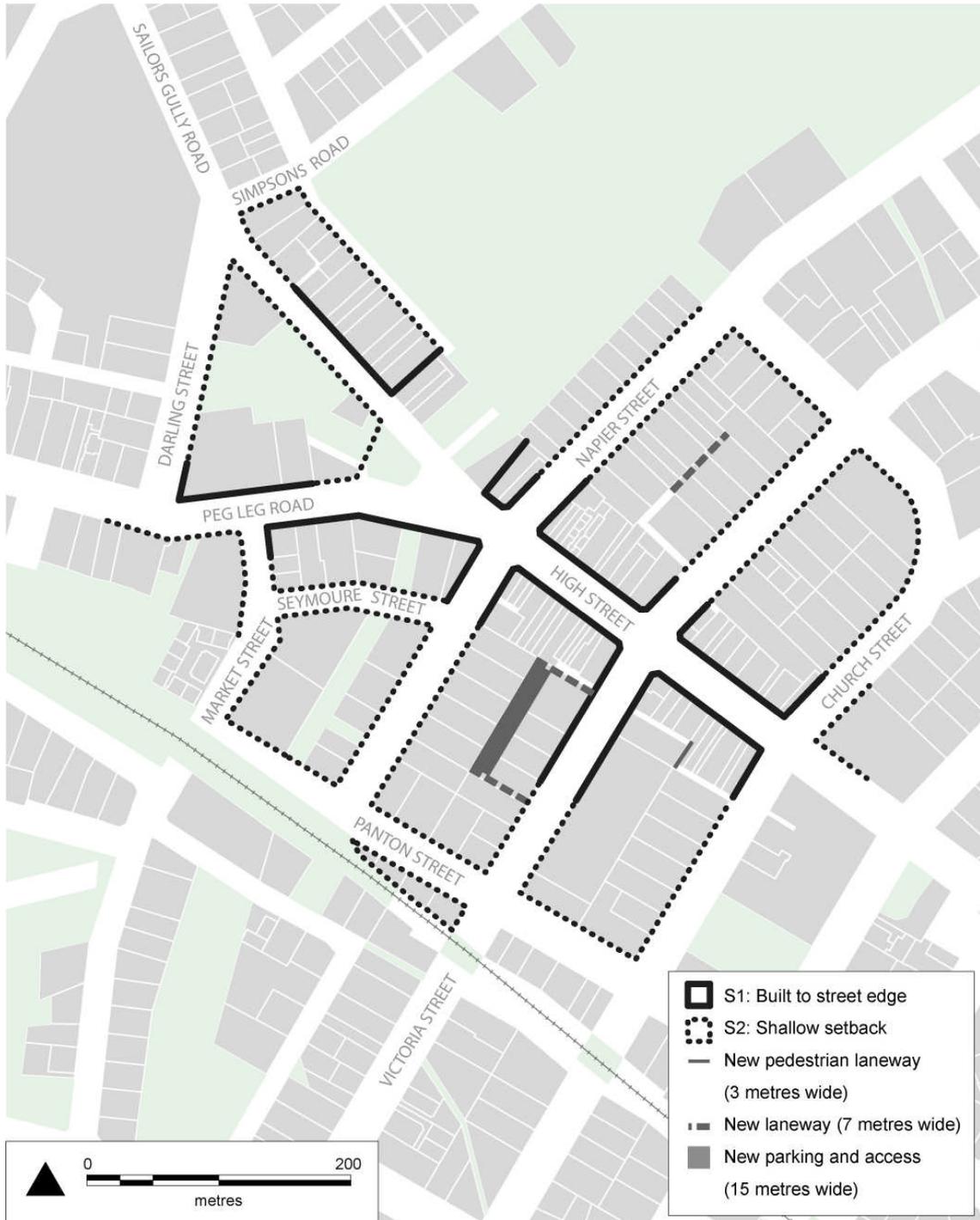
Map 1 to Schedule 23 of Clause 43.02

Building Heights and Chamfer



Map 2 to Schedule 23 of Clause 43.02

Building Setbacks and Lanes



Map 3 to Schedule 23 of Clause 43.02

Active Frontages

