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## SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

### CENTRAL DANDENONG ACTIVE FRONTAGES AND MAJOR PEDESTRIAN AREAS

#### 1.0

#### Design objectives

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To ensure ground floor frontages are pedestrian oriented and add interest and vitality to city streets.

To provide continuity of ground floor shops along streets and lanes within Area 1 (see map 1 to this schedule).

To ensure ground floor frontages contribute to city safety by providing public surveillance, lighting and activity.

To recognise the role of the key new street, (working title City Street) being part of the Spine of Consolidation, as identified in the Revitalising Central Dandenong Urban Master Plan 2007 and C22.07 Central Dandenong Local Policy.

To improve and protect the appearance of streetscapes.

To protect important vistas from obtrusive and intensive advertising.

To encourage signs that contribute positively to the day and night time character of the Activity Centre.

To encourage signs that improve the quality of the area.

To encourage buildings with multiple tenancies to provide integrated signage plans as part of any permit application for signs.

#### 2.0

#### Buildings and works

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#### Permit requirement

No permit is required to:

- Construct a building or construct or carry out works other than at ground level.
- Construct or carry out works that provide disabled access in compliance with all legislative requirements.

#### Siting and design

This table details the outcomes required of applications construct a building or construct or carry out works in each of the two areas shown on Map 1 to this schedule.

**Table 1**

Area	Outcome to be achieved
DDO2-1	Buildings with ground level street frontages (as indicated in Area 1 defined in Map1 to this schedule) must contribute to the appearance and retail function of the area to the satisfaction of the responsible authority, by providing: <ul style="list-style-type: none"> <li>▪ At least 5 metres or 80% of the street frontages (whichever is the greater) as an entry or display window to a shop and/or a food and drink premises</li> <li>▪ Built scale appropriate to the street and pedestrians</li> <li>▪ Clear glazing (security grilles must be transparent)</li> </ul>
DDO2-2	Buildings with ground level street frontages must contribute to the safety, visual interest and vitality of the street to the satisfaction of the responsible authority, by:

Area	Outcome to be achieved
	<ul style="list-style-type: none"> <li>▪ Minimising the extent and visual impact of blank walls, office lobbies, vehicle entrances and utilities such as air conditioning vents and fire escapes.</li> <li>▪ Ground level street frontages should incorporate:                             <ul style="list-style-type: none"> <li>• Retail premises, customer service areas or similar uses</li> <li>• Window and door openings, displays, artwork or architectural detailing</li> <li>• Clear glazing (security grilles must be transparent)</li> <li>• Scale appropriate to the street and proximity to pedestrians</li> <li>• A positive and active interface with the street</li> </ul> </li> </ul>

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**Advertising signs**

**Permit requirement**

**A permit is required to display an advertising sign, except for:**

- Advertising signs exempt by Clause 52.05.
- A business identification sign located under a verandah if:
  - It does not exceed 2.5 metres measured horizontally, 0.5 metres measured vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level;
  - It is perpendicular to the building façade and set back no less than 750mm from the kerb line;
  - It does not contain any animation or intermittent lighting; and
  - The sign is located not less than 3 metres from another similar sign.
- A business identification sign located at ground floor level and projected from a building if:
  - It does not exceed 0.8 metres measured horizontally, 0.6 metres measured vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level;
  - It is perpendicular to the building façade and set back no less than 750mm from the kerb line;
  - It does not contain any animation or intermittent lighting; and
  - The sign is located not less than 3 metres from another similar sign.
- One above-verandah sign per building if:
  - It does not exceed 0.6 metres measured horizontally, 2.5 metres measured vertically and 0.3 metres between the faces of the sign;
  - It is located between 3.5 metres and 10 metres above ground level; and
  - It does not contain any animation or intermittent lighting.
  - A non-illuminated business identification sign on a verandah fascia provided no part of the sign protrudes above or below the fascia.
  - An internal window display

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**Exemption from notice and appeal**

An application to construct a building or construct or carry out works or to display a sign 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.



- Incorporates side and rear setbacks to enhance pedestrian safety and amenity and assist in the retention of view lines, penetration of sunlight and creation of landscape buffers.
- Ensures that any wind effects to the adjoining and surrounding area are minimised to the satisfaction of the responsible authority.
- Provides safe, attractive and active street frontages to buildings that are situated along main streets, public urban areas, open space areas and pedestrian linkages.
- Ensures that ground floor activity on main streets, public urban areas, open space areas and pedestrian linkages is visible to the street.
- Provides permeable, safe and comfortable pedestrian and bicycle access and connections that integrate with adjoining or nearby precincts.
- Provides overhead weather protection features adjoining key pedestrian walkways and nodal points.
- Provides design feature entries to buildings that are easily visible and identifiable from streets and other public areas.
- Integrates service and utility areas with the side or rear of buildings.
- Provides vehicular access to buildings fronting Area 1 off side streets or via rear access.
- Limits the number of vehicle crossings to each development.
- Addresses the safety and security of residents, visitors, workers and property by ensuring:
  - Provision of good lighting and visibility of communal areas and internal access ways.
  - Private spaces within developments are protected from inappropriate use as public thoroughfares.
- Integrates with and contributes to urban art by providing, where appropriate, opportunities for artworks within public spaces.
- Whether the design and siting of any proposed advertising sign/s achieves the following:
  - Integration into the design of the building façade, preferably under the ground level canopy.
  - Signs of a size and height complementary to the building and surrounding landscaping treatments.
  - A limited number and limited information other than that necessary to identify the building name and key tenants.
  - Consolidation of signs in mixed use and commercial developments to avoid visual clutter of signage and displays.
- The provisions of Advertising Signs Policy at Clause 22.11 and the decision guidelines of Clause 52.05.