

28/01/2010
C129(Part 1)

SCHEDULE 24 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**

ST LEONARDS TOWN CENTRE

1.0

28/01/2010
C129(Part 1)

Design objectives

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre's proximity to the bay.

To provide an attractive, safe and accessible environment within the Town Centre.

To retain the low scale character of the Town Centre's buildings.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

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28/01/2010
C129(Part 1)

Buildings and works

Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.

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28/01/2010
C129(Part 1)

Subdivision

Subdivisions should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

Exemption from notice and review

An application to subdivide land 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.

Table 1 to Schedule 24

Streetscape Element	Design objectives	Design Response
Bay Setting	<p>Reinforce the centre's proximity to the bay.</p> <p>Protect existing views and vistas from the centre.</p>	<p>Protect views of the bay and avoid signage and structures that inhibit views to the bay.</p>
Building Siting	<p>Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.</p>	<p>Retain the traditional narrow frontage treatments</p>
	<p>Ensure that new commercial buildings address the street.</p>	<p>Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character.</p> <p>Orientate commercial buildings to address the street.</p>
Building Form	<p>Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression.</p>	<p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Articulate the form of buildings and elevations.</p> <p>Building heights to respect the scale of existing development in the town centre, generally two storeys.</p> <p>Provide articulated roof forms on new developments to provide visual interest to the street.</p>
	<p>Design building forms that express the fine grain (narrow frontage) pattern of the town centre.</p>	<p>On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre.</p>
	<p>Ensure that new buildings encourage social interaction and interest at street level.</p>	<p>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p> <p>On corner allotments, ensure buildings address both street frontages with shopfront windows at street level.</p>

Table 1 to Schedule 24 (continued)

Streetscape Element	Design objectives	Design Response
Building Details and Finishes	Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish.	<p>Use simple building details.</p> <p>Use a mix of contemporary and traditional coastal materials, textures and finishes.</p> <p>Utilise colours and finishes that compliment those occurring naturally in the area.</p>
	Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.	<p>Provide verandahs/awnings without posts on commercial buildings wherever possible. If posts are necessary, ensure they are narrow and contribute to the street setting.</p> <p>On the south side of Murradoc Road, ensure verandahs/awnings do not project further than 2500mm from the front building façade.</p> <p>Relate the height of the verandah/awning to the building elevation.</p> <p>Provide subtle façade lighting and down lighting under verandahs/ awnings where possible.</p>
	Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.	<p>Direct signage at pedestrians (i.e. verandah/awning or street level).</p> <p>Provide signs only on the verandah/awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>
Walkability	Provide safe, convenient pedestrian movement	<p>Maintain existing pedestrian connections to the town centre</p> <p>Avoid blank walls fronting onto footpaths or linkages.</p>
Vehicle Access and Car Parking	Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.	<p>Where practical, locate car parking areas at the rear of sites to minimise visibility from Murradoc Road and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas.</p> <p>Provide shade trees and other planting to ground level car parks.</p> <p>Design car parking areas to minimise large expanses of unrelieved hard surface.</p> <p>If car parking is provided below ground level, it should be accessed from the rear of the property with no part visible from the street frontage</p>

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28/01/2010
C129(Part 1)

Decision guidelines

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

- The design objectives and responses of this schedule.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of four or more storeys, excluding a basement..