

03/12/2015
C138

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

FERNTREE GULLY VILLAGE

1.0

Design objectives

13/11/2014
C129

To protect and enhance the landscape significance of the Dandenong Foothills.

To protect and enhance the village character and landscape dominated settings of Ferntree Gully Village.

To protect important views towards the Dandenong Ranges from within Ferntree Gully Village as shown in Figure 1.

To ensure buildings are sited and designed to complement the landscape setting and topography of the Ferntree Gully Village and the Dandenong Foothills.

To maintain a low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village.

To create attractive and vibrant streetscapes defined by well-designed buildings of an appropriate scale and form.

To maintain the amenity of adjoining low-scale residential areas.

To provide a reasonable level of amenity to future dwelling residents within the activity centre.

2.0

Permit exemptions

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A permit is not required for:

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 level is maintained as an entry or window with clear glazing.

An awning that projects over a footpath if it is authorised by the relevant public land owner.

Building and works for railway purposes including signals (and related controls buildings), new tracks, track-work and realignment, train stabling, overhead powerlines, gantries, buildings and works related to railway power requirements and any other work required under the Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002.

To extend an existing dwelling or construct buildings and works ancillary to a dwelling if the height of the building or works is less than 8 metres

A permit cannot be granted to exceed the maximum heights and minimum setbacks specified in Table 1 of this Schedule.

Building height is the vertical distance between the natural ground level at any point on the site, and the highest point of the building, with the exception of architectural features and detailing.

3.013/11/2014
C129**Requirements****Building height and siting**

New buildings and works and/or extensions must be sited and designed to:

Maintain important viewlines to the Dandenong Ranges from public viewing locations as shown in Figure 1.

Create a consistent pattern of front and rear setbacks along the street, unless otherwise specified in Figure 1.

Create a transitional scale where adjoining residential areas.

Building design

New buildings and works and / or extensions should be sited and designed to:

Provide buildings with a sense of address with active, open, attractive and pedestrian friendly interfaces to the street.

Incorporate articulated façades by means of recesses, window openings and balconies.

Avoid bulky building forms, blank façades and flat roofs.

Avoid using large expanses of single materials, such as concrete blockwork and render.

Encourage muted tones, finishes and colours that contribute to the landscape setting of the Dandenong Foothills.

Avoid the use of reflective materials and finishes in buildings.

Incorporate verandahs or awnings into the facade design.

Utilise a mix of contemporary and traditional non-reflective materials and finishes that complement the natural landscape setting.

Provide continuous weather protection within the CIZ on the western side of Station Street, and the eastern side of Station Street to the north of The Avenue, to western side of Station Street south of The Avenue and within the MUZ on the eastern side of Forest Road, and on the eastern and western side of Alpine Street as shown in Figure 1.

Include appropriate and fit for purpose noise attenuation measures in habitable rooms to the satisfaction of the responsible authority, where new dwellings or additions to existing dwellings is constructed on land adjacent to the railway line.

Landscaping

New buildings and works and / or extensions should be designed to retain existing trees wherever possible.

Provide for the planting of new vegetation of an appropriate species, scale and siting to enhance the landscape setting of the Village.

4.013/11/2014
C129**Signage**

In addition to the requirements at Clause 52.05 and the zone, signage should:

Be integrated with the design of building.

Be of a scale, design and location that complements the design and proportion of the building and the streetscape setting.

Not block key views as shown in Figure 1.

Be kept to a minimum by consolidating information.

Be designed to avoid visual clutter and not incorporate animation, flashing, bright or reflective surfaces.

Be limited to one suspended sign per frontage, perpendicular to the façade, located below the verandah.

5.0

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Decision guidelines

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

The Ferntree Gully Village Policy at Clause 22.11.

Whether the proposal meets the design objectives and requirements of this schedule.

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Reference

Ferntree Gully Village Structure Plan (June 2014)

Table 1 – Heights and setbacks

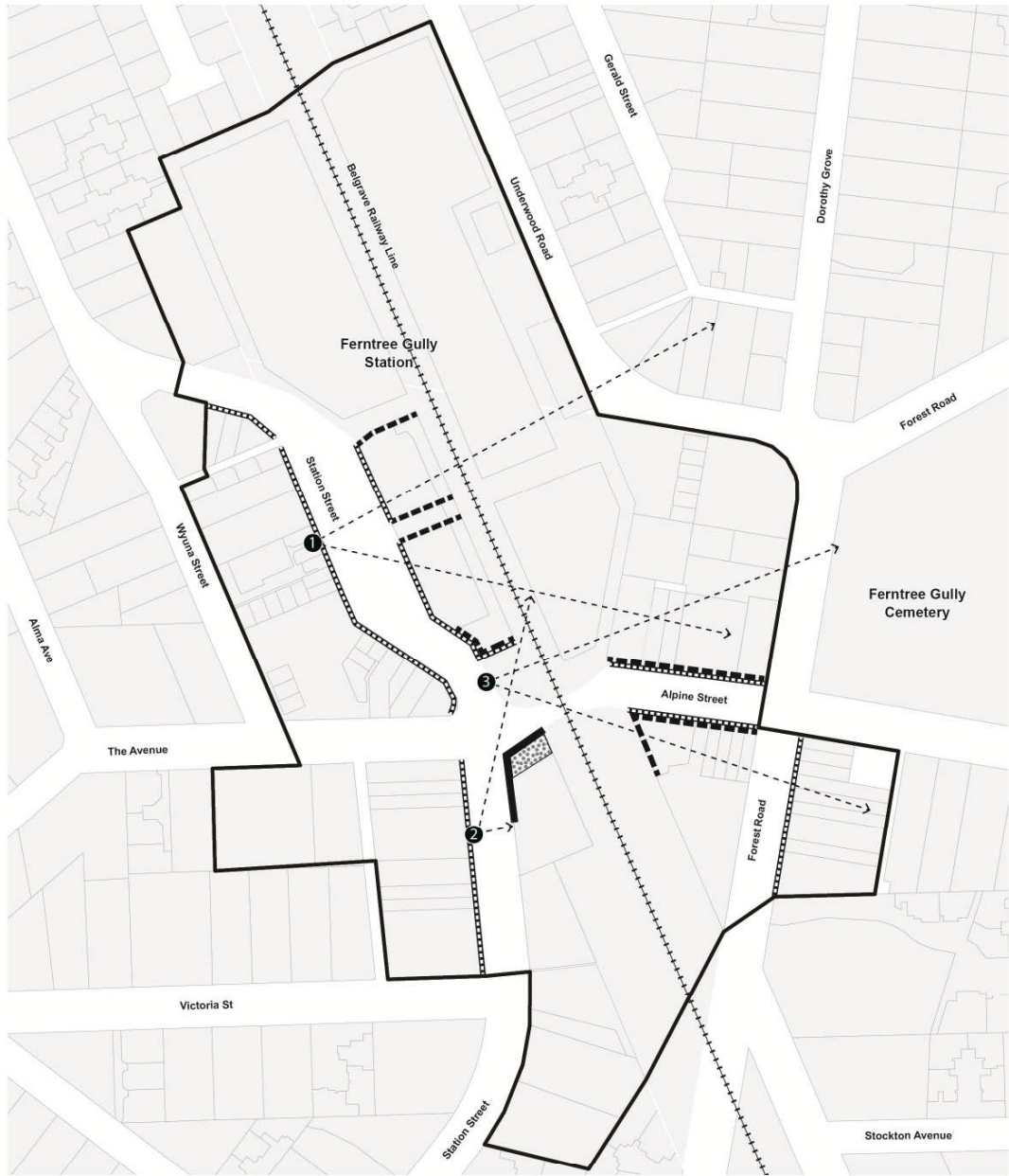
To be read in conjunction with Figure 1.

Maximum height	Front setback	Upper level setbacks	Outcome
8 metres (2 storeys) *	Buildings should be built to the front property boundary (zero metre front setback), unless indicated in Figure 1. 44 Station Street (see Figure 1), set back buildings 3 metres from the front boundary.	Building levels more than 4.5 metres (1 storey) above the ground should be setback a minimum of 2 metres from the boundary where indicated in Figure 1. 44 Station Street (see Figure 1): building levels more than 4.5 metres (1 storey) above the ground should be setback a minimum of 15 metres from the boundary.	Development will not block or intrude into important views to the Dandenong Ranges (where indicated in Figure 1) or detract from the overall landscape settings. Development will provide a consistent pattern of ground level setbacks.

* The maximum building height does not apply to architectural features and detailing.





Figure 1 – Building heights & setbacks


To be read in conjunction with Table 1.



PROPOSED BUILT FORM CONTROLS



-  8m (2 storey) maximum height
-  Provide 3m ground level setbacks
-  Provide 2m setback for levels above 4.5m (1 storey)
-  Provide 15m setback for levels above 4.5m (1 storey)

-  Provide weather protection over footpaths

-  **Important views of the Dandenong Ranges Foothills**
- 1. From the pedestrian crossing, Station Street
- 2. From the Station Street gateway
- 3. From the open space corner Station Street & Alpine Street