

19/01/2006
VC37**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO2

MORWELL CAD WESTERN GATEWAY**1.0**19/01/2006
VC37**Design objectives**

To promote a high quality landmark building which contributes to the revitalisation of Morwell Town Centre.

To ensure new development supports a safe and attractive public realm.

To provide for architectural detail, excellence and interest at both skyline and pedestrian levels.

To ensure that adequate access and egress from the site is provided.

To ensure that building entrances are identifiable from the street.

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VC37**Buildings and works**

Buildings and works will be generally in accordance with drawings LTR003/001 prepared by David Lock & Associates (Australia) Pty Ltd. In particular any buildings and works must demonstrate a strong landscape theme and significant open space elements.

Car Parking

The provision of carparking on the site will be located within a basement, and / or behind the building, where practical, in open locations. The car park location may be varied to the satisfaction of the responsible authority.

Car parking associated with the proposal may be provided in the road reserve, either at the frontage of the site or in an alternative location, to the satisfaction of the responsible authority.

Car parking associated with the proposal should be as close as possible and overlooked by the proposed development.

Any off-site carparking associated with the development will be accessed via a direct and well lit path.

Building Form

The development will be no greater than three levels, with a third level being setback from the street façade, not less than three metres.

For the portion of the site along Commercial Road to the east of Hazelwood Road intersection, the building facades will continue the built form character established by other buildings to the east and on the south side of Commercial Road.

For the portion of the site along Commercial Road to the west of Hazelwood Road intersection, the building façade will continue the built form character established by other buildings on the south side of Commercial Road.

The building façade along the southern boundary will be located predominantly on the front property boundary. It will incorporate a continuous verandah extending over the footpath. Vertical articulation will be provided at least every 10m of frontage width and

glazing totaling at least 20% of the façade area for each 10m of frontage width at each level of the building provided.

The building façade along the northern boundary will have vertical articulation at least every 10m of frontage width and glazing totaling at least 20% of the façade area for each 10m of frontage width at each level of the building, or at least 50% screened by vegetation.

The development of building(s) on the site will be punctuated by distinctive elements of a suitable scale, massing design and architectural detail along the skyline and façade treatment at the intersection of Commercial and Hazelwood Roads and the western end of the western most building.

Uninteresting blank walls should be avoided by breaking up the building mass into attractive and interesting facades, by creating areas of light and shade.

The development should avoid creating obscured or concealed spaces.

The ground floor level will be no more than 1 metre above the adjacent footpath level.

If provided, front fences will not exceed 1.2 metres in height.

Building services should not be visible from public spaces.

Landscaping

The landscaping must demonstrate a strong landscape theme which complements the rose garden theme at this gateway.

The landscaping plan must be to the satisfaction of the responsible authority.

Along the carpark boundaries, trees will be planted at 10 metre intervals, to provide shade to parked cars. Trees are to be clean-stemmed, with the trunk to reach a height of at least 2 metres when mature.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This schedule is in Category 1.

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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:

- *The Morwell Central Business District Revitalisation Action Plan*