

21/12/2017
C114

SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO26**.

MACEDON VILLAGE COMMERCIAL CENTRE

1.0 Design objectives

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To ensure development:

- Integrates with the predominantly low-scale, single storey streetscape and retains views to treed areas, Mount Macedon and the ranges;
- Is sited appropriately with regard to adjacent density patterns and setbacks from residential and other sensitive uses;
- Contributes to safe and vibrant public places;
- Uses building colours, materials, textures and finishes that integrate with the commercial centre's distinct village character; and
- Avoids the removal of existing canopy trees and enables the planting and growth of new canopy trees within landscaped front and side setbacks.

2.0 Buildings and works

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A permit is not required to:

- Install an automatic teller machine.
- Alter an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing or no less than the current area of glazing.
- Construct an awning that projects over a road reserve if it is authorised by the relevant public land manager and does not negatively impact on the structure or health of a street tree.

A permit is required to construct a front fence.

Design requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

Buildings must not exceed eight metres above ground level (as measured at footpath level at the nearest point of the lot frontage), unless the roof pitch exceeds 30 degrees, in which case the height must not exceed nine metres above ground level. A permit cannot be granted to construct a building which is not in accordance with this requirement.

New buildings should present as single storey forms to the street with the second storey recessed at least three metres from the frontage or incorporated within the roof form.

Use of attic style designs should ensure roof pitch does not visually impact on adjoining properties.

Building siting

Preferred setbacks from street frontages are shown on Map 1.

Buildings fronting the north side of Victoria Street between Margaret and Smith Streets should be built to the front boundary and incorporate active frontages.

All other building frontages should have either:

- A zero front setback with active frontage, or
- A minimum three metre setback with active frontage and either landscaping or outdoor dining.

Buildings should be set back a minimum of two metres from at least one side boundary to provide spacing between buildings.

Buildings should be set back a minimum five metres from rear boundaries where the site adjoins a residential zone.

Site coverage

Buildings should not exceed 50 per cent site coverage of a lot, unless it can be demonstrated that built form design outcomes can be achieved.

Building design

Buildings should:

- Be oriented to front the street and incorporate customer entrances, clear glazing, separation that integrates well with the streetscape and articulation to activate frontages.
- Incorporate eaves and verandas as appropriate, particularly where there is a zero front setback and where negative impacts on the structure or health of a street tree can be avoided, to provide weather protection and to be consistent with the existing Macedon Village Commercial Centre character.
- Incorporate masonry and timber finishes and materials to reflect the existing character. Masonry includes brick, rendered cement and stone. All finishes and materials must meet bushfire risk requirements.
- Incorporate muted, earthy tones that integrate with the surrounding built form and landscape character. Bold or bright colours are discouraged.
- Avoid long blank walls at street level as they reduce active street edges and passive surveillance. Where blank walls cannot be avoided, incorporate art forms and/or outdoor dining to activate the space.
- Avoid visible expanses of flat roof and support varied roof form (e.g. hipped or gabled).
- Incorporate Ecologically Sustainable Development design elements including water and energy efficiency, natural ventilation and passive solar design where possible.
- Include openable windows in habitable rooms. Avoid the replacement of windows with skylights or light wells.
- Avoid building design and construction impacting on established canopy street trees along Victoria Street and minimise encroachment within the tree protection zone.

Fences

Front fences should be no more than one metre in height, provide at least 50 per cent transparency, and be consistent with existing fences and streetscape character.

Access

Car parking should be located at the side or rear of buildings. Garages and car ports associated with new developments should be set at least five metres back from the front of the building.

Access ways should be provided from side streets (where possible) and limited to one single crossover per lot.

Parking and vehicle access, including loading areas, should be designed to ensure safe circulation and access for all forms of movement including pedestrians, cyclists, wheelchairs and motor vehicles.

Landscaping

Landscaping and canopy trees should be retained or incorporated into the siting of new developments, and within the front setbacks of sites where a street setback is provided as shown on Map 1.

Front setback areas should be sufficient to allow trees to reach maturity without compromising building or drainage works.

Bushfire

All new buildings should be designed with clear and direct access to the street for pedestrians and vehicles.

Key opportunity sites

In addition to the above requirements, key opportunity sites (as shown on Map 1) should address the following:

- Maximise second storey balconies and glazing facing streets to encourage passive surveillance opportunities of the street and provide articulation. The balance of windows and doors should reflect the existing streetscape character.
- Avoid bulky and unarticulated developments and long single frontages that do not provide vertical articulation or breaks in built form. This can be achieved along street frontages by providing recesses for window and doors, alternating building materials and using design features that enhance vertical articulation.
- Avoid large areas of at grade car parking visible from local streets by locating car parks to the rear of the building. Access to car parks must be clearly signed and located from a side street, where possible.
- Provide for large canopy trees within rear and side setbacks as part of a comprehensive landscape plan.

3.0

Subdivision

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None specified.

4.0

Advertising signs

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The following signage requirements apply to any application to construct a sign, in addition to those specified in Clause 52.05 and elsewhere in the scheme:

- Business signs should be designed to integrate with the building and avoid visual dominance of the streetscape.
- Signs should be located below the front parapet or beneath the building eave. Roof top signs, freestanding signs and signs projecting above the fascia of the verandah are discouraged.
- Internally illuminated or flashing signs and signs that cover glazed areas should be avoided.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered by the responsible authority, as appropriate:

- Whether the siting, form, height, massing and design of the proposed buildings and works, including fencing, will be in keeping with the village centre character.
- The ability of the development to provide the space for the retention or planting of canopy trees and other vegetation.
- The ability of the development to provide views beyond the village to treed areas and Mount Macedon and the ranges.
- Whether the proposal achieves a high quality design outcome and implements sustainable development principles.
- Whether the proposed building contributes to public safety and the amenity of the streetscape.

MAP 1: SETBACKS & KEY OPPORTUNITY SITES



LEGEND

--- Design and Development Overlay Area

Preferred Setbacks

- Zero front setback, active frontage
- Either zero front setback with active frontage, or minimum three metre setback with active frontage and landscaping or outdoor dining

Key Opportunity Sites

- ① 19 Victoria Street, Macedon
- ② 6 Victoria Street, Macedon
- ③ 20 Victoria Street, Macedon