

11/10/2018
C96**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

RINGWOOD EAST NEIGHBOURHOOD ACTIVITY CENTRE COMMERCIAL PRECINCT**1.0 Design objectives**11/10/2018
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To maintain the 'village' feel of the commercial precinct, and provide high quality built forms that represent design excellence.

To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.

To ensure that the rear and sides of properties abutting laneways make a positive contribution to the visual appearance and activation of the laneway and provide access and surveillance, where appropriate, to enhance the safety of the accessway.

To protect and enhance the centre's landscape character.

To support development that integrates environmentally sustainable development principles and techniques into its design, construction and operation.

2.0 Buildings and works11/10/2018
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A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- The construction or carrying out of works normal to a dwelling.
- The construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- The construction of one dependent person's unit on a lot.

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

- New buildings must not exceed a height of 14 metres.
- Exposed side elevations must be treated with attractive patterns or finishes.
- The front elevation of any third or fourth storey must be set back at least 1 metre from the level directly below.
- Any fourth level must be set back a minimum of 3.5 metres from its rear boundary.
- Materials, colours and finishes must respond to any colour palette adopted for the centre.
- Development fronting Railway Avenue must incorporate a 2 storey street wall with activated frontages and continuous weather protection.

- At least 80 percent of the building façade at ground level must be maintained as an entry or window with clear glazing.
- Basements or undercroft car parking areas must be integrated into the design of all new development.
- Development fronting Railway Avenue must be setback 0.5 metres from the north side of the existing rear access lane at ground level. An additional 3 metre setback from the existing rear access lane is required to assist vehicle movements.
- New development abutting the rear laneway to Railway Avenue must incorporate active interfaces such as glazing and door and window openings facing the laneway.
- Existing canopy vegetation should be retained and new landscaping provided where appropriate.
- Any new development that abuts public parkland must provide an attractive design that increases opportunities for passive surveillance.

3.0

Subdivision

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None specified.

4.0

Advertising signs

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None specified.

5.0

Decision guidelines

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None Specified.