

02/08/2012
C122**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO16****McCrae Village Centre****1.0****Design objectives**02/08/2012
C122

- To ensure that new development has proper regard for the established character streetscape, topography and development pattern of the McCrae village centre in terms of building height, scale, form, space between buildings, siting, building materials, colours, signs, and landscaping.
- To ensure that development proposals are based on an appropriate site analysis and design response process that demonstrates respect for the built form and character of the McCrae village centre.
- To reinforce the “village” scale and character of this part of McCrae.
- To reflect the role of this centre as part of the hierarchy of commercial centres on the Mornington Peninsula.
- Protect visual connections from the village centre to the surrounding landscape, including the Arthur’s Seat range and Port Phillip Bay, by limiting the height and scale of development.
- To create a sense of space around and between buildings.
- To promote the creation of high quality public spaces within the McCrae village centre and to ensure a positive relationship between proposed development and the public spaces.
- To ensure that any new development properly addresses the street frontage.
- To provide for the continuation of the existing pattern of rear parking areas accessed from the street frontage.
- To strengthen pedestrian connections within the village centre and between the centre and the foreshore.

2.0**Buildings and works**02/08/2012
C122**General requirements**

- Retain the existing pattern of separate small scale buildings on large sites and avoid the extension of continuous built form across a number of block frontages.
- Development, including any basement level, should not exceed a maximum site coverage of 50% and at least 20% of the site area should be set aside for landscaping including the use of medium and high canopy native species. Open space should be consolidated into frontyard and/or backyard spaces.
- Single storey development is preferred and any second storey development should be designed to avoid blocking existing view lines to the surrounding landscape including the Arthurs Seat range.
- Built forms should avoid the creation of 'landmarks' or prominent 'gateways'.
- Simple building styles and materials are encouraged, including the use of low pitched hipped, gabled and skillion roofs, so that built form reflects the village character of this part of McCrae. Large exposed areas of rendered wall, and a high proportion of unmodulated glazed walls and glazed balconies, particularly in street elevations, should not be included in proposed development designs. The use of brickwork, timber and corrugated iron, in both traditional and innovative forms and utilisation of a range of darker muted colours, is encouraged.
- Buildings should be sited in accordance with provisions outlined in Table 1 and to maintain the existing pattern of separate building forms with variations in frontage setback and providing for the creation of open space at the front of buildings.

- Setbacks should be considered in relationship to neighbouring properties as well as the overall setback pattern of the street to repeat and maintain the overall pattern of varied setbacks. High quality small spaces attached to individual shops are encouraged.
- Boundary to boundary construction should be avoided and setbacks from all side boundaries should be provided to allow for pedestrian circulation and to enable views to areas beyond. Exposed side wall elevations should be well articulated and additional side and rear entries are encouraged.
- The development of active frontages is encouraged, and at least 66% of the width of a building frontage should consist of active display windows. The main building entry point should face the street.
- Provision should be made for outdoor spaces, particularly in developments incorporating food and drink premises, preferably at the street frontage or in the form of court yards providing for interaction with the public realm. At least 30% of the open space or courtyard areas should be landscaped and hard surfaces should not dominate.
- Landscaping should be informal to complement and link to the informal coastal bush setting and use native and indigenous species. The visual joining up of landscaped areas across properties and public space is encouraged, solid fences or barriers between commercial properties and to public spaces are discouraged.
- The use of verandahs, recessed entry points and eaves is encouraged. Awnings or canopies should not be continued across shopfronts in order to maintain the sense of separate buildings.
- New development should provide for safe and convenient pedestrian connections, without adversely impacting upon residential properties.
- The total number and width of access ways should be minimised.
- Carparking areas should be located to the side and to the rear of buildings.
- On site carparks should be landscaped and include shade trees. Alternative permeable ground surfaces to bitumen are encouraged.
- Access from the road frontage to rear parking areas should be combined with existing access ways where possible to reduce the number of crossovers.
- A separation setback with a width of at least 3 metres should be provided between any access laneway or car parking area and the adjoining residential boundaries. The setback along residential boundaries should be effectively landscaped and fenced.
- The adaptation of existing buildings for reuse is encouraged.
- Signage should be integrated within the built form. Encourage signage to be painted onto side walls, parapets and windows rather than on separately made panels that fix to the building or fascia or roof. Sign colours should complement the character of the village setting.

Table 1 to Schedule 16

Proposed development	Frontage Setback
Single storey development for the purpose of maintaining or enhancing existing built form at 663 – 667 and 675 -677 Point Nepean Road	Should maintain the current setback, adjoining the front boundary.
Any other single storey development	Should be maximised, with a setback of at least 1.5 metres, and varied from the front setback of a building on adjoining land to avoid a continuous built form
Two storey development	Should be setback a distance at least equivalent to the maximum height of the building above the natural ground level.
The upper storey of any second storey	Should not be recessed from the front wall of the ground storey.

Note: The mandatory requirements of this schedule also apply.

Mandatory requirements

- All new development must be connected to:
 - A reticulated sewerage system or an alternative approved by the responsible authority.
 - A reticulated drainage system or alternative approved by the responsible authority.
- No building may exceed a building height of more than 8 metres or contain more than two storeys above natural ground level.

These requirements cannot be varied with a permit.

3.0

02/08/2012
C122

Application requirements

- Any development application must be accompanied by:
 - A site and context analysis and design response, including a landscaping plan, explaining in detail how the design of the proposed development responds to the design objectives of this schedule and demonstrates respect for the existing character of the McCrae village centre and adjoining residential properties.
 - An analysis which demonstrates that regard has been given to the provisions contained in the McCrae Village Design Statement (MPSC 2011).
- The responsible authority may waive some or all of these requirements if it deems appropriate.

Reference documents

McCrae Village Design Statement (MPSC 2011)