

27/03/2014
C163(Part 2)**SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO21**.**Crib Point Town Centre****1.0****Design objectives**27/03/2014
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- To ensure that new development has proper regard for the established character streetscape and development pattern of the Crib Point town 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 Crib Point town centre.
- To reinforce the “village” scale and character of the Crib Point town centre.
- To reflect the role of the Crib Point town centre as part of the hierarchy of commercial centres on the Mornington Peninsula.
- To encourage rear-of-shop housing and domestic building forms for mixed residential and commercial use.
- To avoid further development of medium density housing within the Commercial 1 Zone but retain mix of detached single houses and shops within a landscaped setting.
- To retain and strengthen the informal landscape setting and sense of space around and between buildings.
- To ensure a positive relationship between proposed development and the public spaces.
- To ensure that any new development properly addresses the street frontage.
- To strengthen pedestrian connections within the commercial areas.
- To encourage retention and reuse of historic buildings.

2.0**Buildings and works**27/03/2014
C163(Part 2)**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. Buildings should be single width (of title) or maximum of a pair (sharing party wall) in order to retain the fine grain building pattern. 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.
- New development should respect the strong character set up by the historic shops and should not dominate through scale, form, colour or materials. Big box development should be avoided.
- Buildings should be designed as individual buildings with separate footprints, materials, varied set backs, window and entry design.
- Buildings and forms should avoid the creation of 'landmarks' or excessively prominent 'gateways'.

- 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.
- Single storey development is preferred and any two storey buildings should be set back on their site a distance at least equivalent to half the maximum height of the building above the natural ground level. Setback areas should be designed and landscaped to blend with the adjacent public/pedestrian space.
- Varied building setbacks are encouraged to create setback gardens and niches. Street setback should be assessed according to an individual site response.
- Provision should be made, particularly in developments incorporating food and drink premises for outdoor spaces, 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.
- Simple building styles and materials are encouraged, including of simple plans and volume forms, roof shapes and restrained material palettes with high quality detail elements such as window frames and articulated entries. Historic shops and verandahs should be retained where possible. The application of multiple cladding materials and complicated volumetric and roof forms should be avoided.
- 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.
- The use of verandahs, recessed entry points and eaves is encouraged. Historic verandahs should be retained. Awnings or canopies should not be continued across shopfronts in order to maintain the sense of separate buildings.
- Unsympathetic materials and forms such as box shaped, concrete tilt up slab and blind concrete walls, tinted glass, aluminium box section window frames and bitumen sealed ground (including to laneways) should be avoided
- The retention and reuse of historic houses within the 'strip' (212, 220, 226 Stony Point Road) is encouraged.
- The spatial pattern of backyards and interfaces with laneways should be retained. Provide a rear setback of at least 6 metres with provision of at least one canopy tree. The use of backyards (north facing) for dining or display is encouraged.
- Rear lanes should be retained as part of the informal pedestrian network.
- No front fence, or only low (1.2m) and see through fencing, should be erected between Point Road and Park Road.
- Car parking areas should be located to the side and to the rear of buildings. Use of street car parking and shared A.W. Peterson Reserve parking in lieu of on-site car parking is encouraged.
- On site car parks should be landscaped and include shade trees.
- Access from the road frontage to rear parking areas should be combined with existing access ways where possible to reduce the number of crossovers.
- Signage should be integrated within the built form. Signage that is painted onto side walls, parapets and windows rather than on separately made panels that fix to the building or fascia or roof is encouraged. Sign colours should complement the character of the village setting.

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 8.5 metres or contain more than two storeys above natural ground level.

These requirements cannot be varied with a permit.

3.0

Application requirements

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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 Crib Point town centre.

The responsible authority may waive this requirement if it deems appropriate.