

24/09/2009  
C23

## **SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

### **MALDON SUPERMARKET**

#### **1.0**

24/09/2009  
C23

#### **Design objectives**

To ensure that the built form of the supermarket is designed and sited to complement the landscape and historic character of its context.

To minimise the visual impact of the building when viewed from surrounding land and the Maldon Historic Reserve and Beehive Mine.

To ensure that the development provides a high level of pedestrian access and amenity within the site and to the street network in Maldon.

To ensure that infrastructure treatments are in keeping with the informal appearance of the streetscape.

#### **2.0**

24/09/2009  
C23

#### **Buildings and works**

##### *Plans*

The plans for the supermarket to be approved by the responsible authority must be to the satisfaction of the Urban Design Unit of the Department of Planning and Community Development.

##### *Siting*

The position of the front of the building should be sited to ensure that the building is visible from the Vincents Road/Phoenix Street intersection and to create an active interface with Vincents Road.

An active frontage to Vincents Road for at least 80% of the façade of the building including windows on at least two of the building frontages must be provided. The internal supermarket layout should be arranged so that there is visibility into the building from the front and at least one side of the building.

Loading and unloading areas, waste storage areas and collection and removal facilities, must be located and screened to minimise their visibility from Vincents Road and adjoining land.

##### *Built form*

The scale of the building should reflect the rural industrial character and must be of a scale and height that do not detract from the sensitive landscape setting of the site.

Building materials should avoid the use of large expanses of pre-cast concrete and brick in building facades. Simple iron clad finishes are preferred.

Windows should be of a suitable size, proportion and spacing, so that they do not dominate the façade and integrate with the scale and form of the building.

Simple, timber door and window frames finished in natural or muted tones should be utilised.

Roof forms that are consistent with and will reinforce the rural industrial character should be provided. Roof forms should be articulated behind the building facades so that the bulk of the roof is minimised when viewed from surrounding elevated areas.

Verandahs or awning elements along the building frontages and footpaths should be provided for shade and shelter for pedestrians.

***Access & movement***

An application for a planning permit for the supermarket must include a traffic management plan showing the proposed works at the intersection of the access way to Vincents Road; the internal access ways, the car parking layout and internal pedestrian connections as well as pedestrian connections to Vincents Road and the adjoining Crown land.

The development must provide for designated pedestrian footpaths through the car park, along active building frontages and from the building to Vincents Road.

The development must provide for the safe movement of pedestrian, cycle, shopper and delivery vehicles on the land.

The development must maximise opportunities for pedestrian linkages through the adjoining Crown land.

***Landscaping***

Entry points and access ways should be sited to avoid the removal of existing native vegetation in Vincents Road.

The building should incorporate landscape areas to integrate the building and car park areas with the surrounding landscape context.

Car park areas should incorporate native tree plantings to shade and visually break-up the car park areas.

Lighting should be low level and should not detract from the sensitive landscape setting of the site.

***Contamination***

If a sensitive use as defined in Minister's Direction No. 1 - Potentially Contaminated Land is proposed for the site, a site assessment by a suitably qualified environmental professional must be prepared and submitted with an application to the satisfaction of the responsible authority.

**3.0**

24/09/2009  
C23

**Subdivision**

Subdivision should encourage the creation of pedestrian linkages to the adjoining Crown land.

**4.0**

24/09/2009  
C23

**Advertising signs**

Signage should be of a size and height that is complementary to the built form and surrounding landscape, and does not detract from public view lines.

Signage should be integrated with the building form and not protrude above the parapet or roof line. Signage should not be freestanding unless its main function is for business identification purposes.

Signage should not be located in windows that contribute to active building frontages.

**5.0**

24/09/2009  
C23

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- *Maldon Economic Futures Project Final Report, April 2008.*
- Whether the design, form and layout of any proposed building and works responds to the landscape and historic character of its context.
- Whether the proposed building and works or signage protects the landscape significance of the Maldon Historic Reserve and Beehive Mine.
- Whether the design, form, layout of any proposed building and works enhances the physical and visual relationship between the site and the existing street network in Maldon.
- Whether the siting, layout and design of the proposed supermarket encourages safe and accessible pedestrian movement within the site and to external access points.
- Whether the proposed building and works implement sustainable development principles.