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## SCHEDULE 24 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**.

### Bellbrae Township

#### 1.0

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#### Design objectives

To protect and enhance the historic, village character of Bellbrae.

##### Infill development

To create a permeable street network that incorporates the village characteristics of the town.

To provide pedestrian access into the rear of the school and through the site from Cunningham Drive to School Road.

To provide a soft edge to the township when viewed from the Anglesea Road and to reduce the impact of noise from passing traffic.

To manage stormwater from infill development and to promote best practice stormwater management.

##### School Road 'active frontage'

To consolidate the community facilities and reinforce School Road as a village 'main street'.

To promote activity and an active edge along the main street.

To increase the on street car parking on School Road, particularly in the vicinity of the primary school.

To encourage design that will enhance the 'village' character of the town.

#### 2.0

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#### Buildings and works

A permit is not required to construct a building or carry out works:

- where the land is outside the 'active frontage area' shown on Map 1 to this schedule.
- for a dwelling on land within the active frontage area as shown on Map 1 to this schedule where:
  - any garage within the front dwelling façade is less than 50% of the total width of the dwelling facade, and
  - the dwelling is less than two storeys and 7.5 metres in height above ground level.

#### Requirements

##### Building setback

Development along School Road's active frontage (excluding a dwelling) should be located on or within 4 metres of the front boundary with clear and direct pedestrian access from the entrance of the building to the street.

**Building height**

Development along School Road's active frontage, should not exceed 7.5 metres in height above ground level except where the part of the building that exceeds this height is the pitch of a gable roof.

**Built form**

The provision of car parking within School Road's 'active frontage', other than in association with a dwelling, should include the following elements:

- On street car parking should:
  - extend along the width of the property.
  - incorporate a shade tree every three or four spaces located within a purpose designed outstand within the parking lane.
- On site car parking should:
  - predominantly be located behind a building
  - only be located to the side of a building where landscaping makes provision for numerous shade trees to soften the dominance of the car parking area.

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**Subdivision****Requirements**

Lot layout should allow for infrastructure in accordance with the Infill Infrastructure Requirements shown on Map 3 to this schedule.

A lot should have an area of at least:

- 4000 square metres in Precinct A, defined on Map 2 to this schedule where:
  - The stormwater wetland and retardation area may be calculated as part of the lot area.
  - The 15 metre vegetated buffer abutting Anglesea Road may be calculated as part of the lot area.
  - The drainage buffer located at 55 School Road is not calculated as part of the lot area.
- 2500 square metres in Precinct B, defined on Map 2 to this schedule where:
  - The drainage buffer located at 55 School Road may be calculated as part of the lot area.

Stormwater retardation and treatment for the infill area on the western side of School Road should be designed and located in accordance with the Bellbrae Stormwater Master plan (2013).

Stormwater easements are to be provided in accordance with the Bellbrae Stormwater Master plan (2013) to the satisfaction of the Responsible Authority.

Subdivision of land at 55 School Road should not prevent the treatment of School Road to provide footpaths and shade trees.

A new street within the infill area should be designed as a 'shared zone' incorporating traffic calming devices (such as chicanes or narrow points) to ensure low vehicle speeds and pedestrian priority. Adequate land is to be set aside within the road reservation for:

- A sealed travel lane of a similar width to the adjoining local street network (approximately 4 metres and no greater than 5.5 metres with passing bays for emergency vehicles as required).
- Shade trees.
- Power supply via underground conduit (and additional services as required).
- Grassed swales where the design and location of the swales are to be informed by the stormwater management plan submitted with the application.

Pedestrian access is to be provided for within the infill area, as shown on Map 3 to this schedule, providing access from either the Angelsea Road or Cunningham Drive to the rear of the Bellbrae Primary School. The footpath is to be constructed following the construction of the stormwater wetland and prior to Councils acquisition of the land.

A linear reserve of approximately 15 metres is to be set aside between Angelsea Road and the infill area, defined on Map 3 to this schedule, to provide a vegetated buffer between the future residential land and the arterial road. The reserve is to be planted with native species. Stormwater wetlands/retardation can be located within the reserve.

Street and lot location should be designed to minimise removal of existing vegetation including exotic shade trees that add to the historic character of the town.

### **Application Requirements**

A stormwater management plan, generally in accordance with the Bellbrae Stormwater Master plan (2013) should be submitted with an application to create a new lot(s) within the infill area located on the western side of School Road, defined on Map 3 to this schedule.

A stormwater management plan demonstrating how stormwater is to be treated and retarded must be submitted with an application to create a new lot(s) at 55 School Road, defined on Map 3 to this schedule.

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### **Advertising signs**

Signs should be simple in design and reflective of the historic/village character.

Signs should not dominate the streetscape or built form.

#### **5.0**

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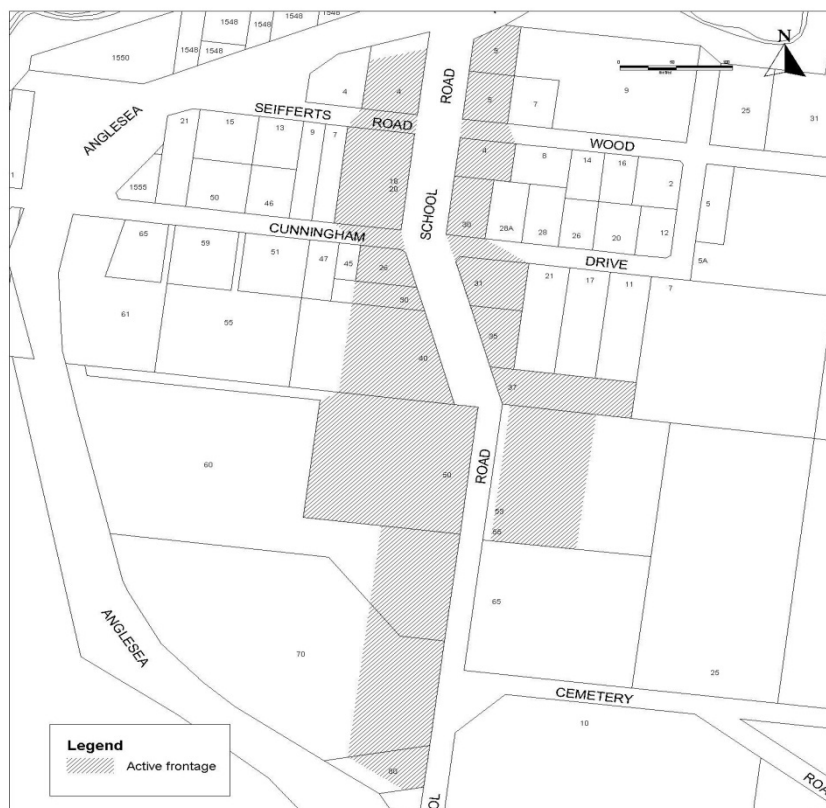
### **Decision guidelines**

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

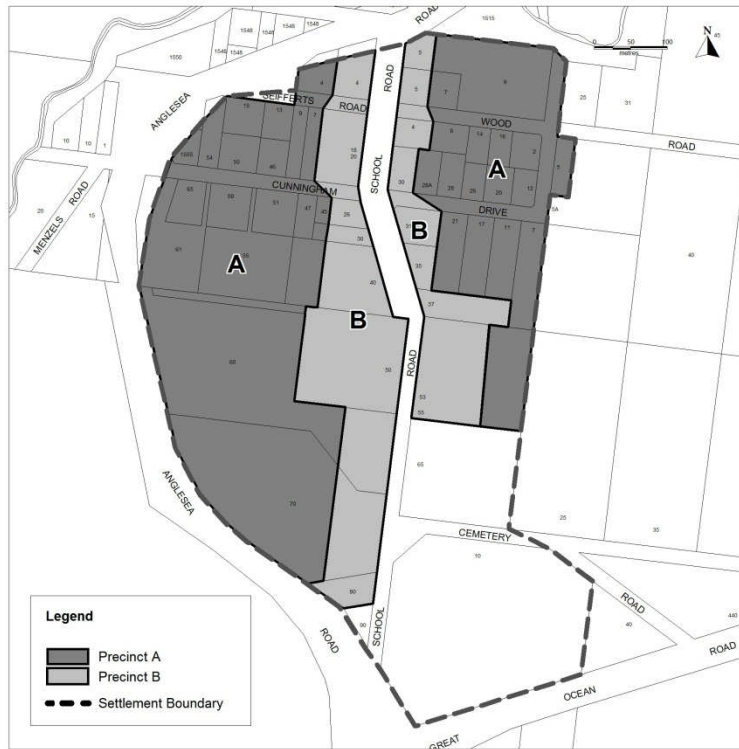
- Sufficient land has been provided along the western frontage of 55 School Road for a footpath and shade/street trees to be provided.
- A commercial activity located on School Road will facilitate an active street edge, enhance the village character and general amenity of School Road by:
  - Formalising the on street car parking abutting the lot including making provision for adequate shade trees.
  - Minimising blank walls along the street frontage.
  - Providing an engaging and attractive entry to the site.
  - Siting surface carparking to the rear of the building.
  - Providing shade trees within the frontage of the lot (where appropriate) and within surface car parking areas.

- A minor reduction to the specified subdivision lot size is warranted due to:
  - A demonstrated need to retain existing site features (including dwellings and vegetation) and the average density still meets the specified lot areas; and,
  - The proposed lot sizes and configuration still meet the objectives of this schedule.
- The stormwater management plans submitted for either an individual site or a collective subdivision area meets the requirements of the Bellbrae Stormwater Master Plan (2013).
- An integrated subdivision layout for the infill site has been achieved with due consideration given to the following elements:
  - Provision of a street network that reflects the rural character which by design will encourage low vehicle speeds and pedestrian priority.
  - Lot orientation for solar efficiency.
  - Adequate land within the road reservation for:
    - a carriageway and,
    - verges containing shade trees, services and water sensitive urban design infrastructure
- Stormwater management and treatment.
- Provision of a vegetation reserve adjacent to the Anglesea Road.

**Map 1 to Schedule 24 to Clause 43.02 – School Roads ‘active frontage’**



Map 2 to Schedule 24 to Clause 43.02 – Subdivision lot sizes



Map 3 to Schedule 24 to Clause 43.02 – Infill infrastructure requirements

