

19/01/2006  
VC37**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6****LAURIMAR TOWN CENTRE****1.0**  
19/01/2006  
VC37**Design objectives**

To implement the overall objectives of the Mernda Local Structure Plan: Part 1 and the Laurimar Town Centre Development Plan through specific design guidelines.

To promote design that contributes to the provision of a safe, walkable and attractive town centre environment.

To encourage a vibrant, mixed use town centre.

To encourage a high standard of architecture and innovative building design.

To encourage environmentally sound and energy efficient development.

**2.0**  
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VC37**Buildings and works**

A permit is required to construct a building or to carry out works.

Prior to the issue of a planning permit for the construction of a building or the carrying out of works a '*Design and Development Plan*' must be approved by the responsible authority. The *Design and Development Plan* may include a written report or plans or a combination of both and it must provide design objectives and set out requirements (as appropriate) regarding the following elements:

## Site Context

- The local identity of the site.
- Protection and enhancements of views and vistas to surrounding hills and the Laurimar Lakes.
- Methods for the protection of native vegetation where appropriate.

## Accessibility

- Relationship between buildings and footpaths and other pedestrian spaces.
- The legibility of key areas and uses within the town centre.
- The connection between the town centre and surrounding residential precincts.
- Pedestrian and cyclist amenity.
- Accessibility to public transport.
- Service vehicle access.

## Built Form

- The visual interest created by the built form.
- Bulk, scale and facade articulation.
- External building materials and finishes.
- The interaction and relationship between residential and non-residential uses.
- The flexibility and adaptiveness of building stock within mixed use areas.

- Building setbacks.
- Building envelopes showing building heights, massing, and indicative scale.
- Building energy efficiency ratings.
- Solar access and shade provision.
- Domestic water re-use and conservation.
- Parking.

#### Public Realm

- The public realm within the town centre's streets, squares, parks and pedestrian spaces.
- Landscape architecture and urban design concept plans for all proposed public open space areas including pedestrian walkways.
- The Design and Development Plan must be prepared for an area which is to the satisfaction of the responsible authority.

### 3.0

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#### Decision guidelines

In considering whether to approve a *Design and Development Plan*, the responsible authority must consider as appropriate:

- The objectives of the Mernda Local Structure Plan: Part 1.
- The objectives and requirements of the Laurimar Town Centre Comprehensive Development Plan.
- The objectives and requirements of any approved Development Plan.
- The extent to which the *Design and Development Plan*:
  - contributes to or enhances the character and amenity of the area.
  - contributes to a safe, walkable and attractive town centre environment.
  - contributes to a vibrant, mixed-use town centre.
  - encourages exemplary and innovative architecture.
- The extent to which buildings promote and provide for the efficient use of resources (including water), energy efficiency and reduction in greenhouse gas emissions.