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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13** .

TOWN CENTRES - BELGRAVE SOUTH, COLDSTREAM, MONTROSE, UPWEY, WANDIN NORTH AND WOORI YALLOCK.

1.0

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Character statement

These town centres will retain the appearance of a small rural or foothills town focussed on an informal main street. They will comprise a cluster of shops and other commercial buildings with a modest built form profile. The most dominant and attractive characteristic of the town centre will be its landscape setting of established trees with views to rural features such as nearby wooded hills or farmland.

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Design objectives

- To create a distinctive identity for the town centre that reflects its established built form and streetscape characteristics.
- To reinforce the main street as the focus of business and pedestrian activity.
- To maintain views to nearby trees and other rural features as a dominant characteristic of the town centre.
- To protect and enhance the amenity of residential and public places within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

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Buildings and works not requiring a permit

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

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Design requirements

All buildings and works requiring a permit should be constructed in accordance with the following design requirements.

Town centre character

- New development should reinforce the pattern of existing development in the town centre with mostly narrow fronted shops and strongly articulated facades.
- The height and bulk of new development should maintain the visual dominance of views to surrounding hills, trees and other rural landscape elements.

- Building heights should not exceed two storeys (7.5 metres).

For the purpose of this schedule 'Building height' means the vertical distance between the highest point of the building and the natural ground level immediately below that point. It does not include architectural features and building services.

- In Upwey, within the area located east of the intersection of Main Street and Mahony Street, a third level may be permitted where the upper level of the building is set back so that it will not be easily discernible from the opposite side of any adjoining street.
- Buildings should abut their front boundary unless a greater setback is a positive feature of the town centre.
- New development should complement the character and appearance of existing heritage buildings.
- Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.
- The facades of new development on corner lots should be detailed to provide visual interest from both streets.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Informal landscaping should be provided to filter views from adjoining streets, parks and residential properties.
- Contemporary design is preferred, although it should complement the scale and detail of existing buildings in the town centre, draw from any traditional building forms in the town centre and harmonise with the surrounding landscape.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

Interface with public places and residential areas

- Buildings should be constructed with zero setbacks from the main street frontage.
- Buildings should provide an active interface with the main street and passive surveillance to all abutting streets and other public places using techniques such as clear glazed windows and upper level balconies.
- Reflective and opaque glazing is discouraged particularly on street frontages.
- Buildings should avoid large expanses of blank walls particularly at street level.
- Any larger buildings that are likely to generate significant pedestrian movement should abut the main street or be designed to provide a pedestrian connection with the main street.
- New crossovers and car parking between a building and its frontage are discouraged.
- New buildings abutting a residential property should meet the side and rear setback objectives in Clauses 54.04-1 and 55.04-1, and the overshadowing open space objectives in Clauses 54.04-5 and 55.04-5 of this planning scheme.
- Pedestrian access to buildings should be located at the same level of the footpath, be well lit and clearly visible from the street, and provide for mobility impaired access.
- Where fences are necessary for safety or security they should avoid creating imposing or bland structures that detract from the safety and appearance of abutting public places.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.

Landscaping

- Landscaping should be integrated with the design of the development and complement the landscaping of adjoining public places.
- Established canopy trees should be retained, protected and incorporated into the landscaping of the site.
- Additional canopy trees should be planted, wherever practical, to provide shade and visual interest.
- Landscape design should avoid the use of formal structures, hard surfaces and hard edges.

Car park design

- Car parking should be designed as an integral part of a development.
- On site parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces. Parking between the front of the building and the street should generally be avoided.
- The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.
- Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.
- All car parks should provide for safe and convenient pedestrian access from parked vehicles to adjoining areas.
- All car parks, including entry and exit points, should be well lit and clearly identified with signage.
- Lighting should be unobtrusive, with more low rather than few high-mast poles used. Light spill beyond the car park should not occur.
- Vehicle access points should be separate from pedestrian access points.
- Loading facilities should be screened from the public realm.
- Trees should be used to provide shade in open lot car parks.
- Water sensitive urban design treatments should be adopted in the design of car park areas and associated landscaping.

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Subdivision

No content

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Advertising signs

All signs requiring a permit under any other provision of this planning scheme must be constructed in accordance with the following:

- The size and number of signs should be kept to a minimum.
- External facades, windows or walls of buildings should not be painted or coloured in a way that creates a form of advertising.
- Larger sky signs, pole signs, panel signs and promotional signs are discouraged.
- Signs should be designed to form an integrated part of the building and not dominate the architecture of the building.

- Signs should not be located on the roof of a building or extend above the parapet of the building.
- Animated signs are discouraged.
- Visual clutter associated with signs should be avoided.

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Application requirements

A development application must be accompanied by a report explaining how the proposal responds to the design objectives and requirements of this overlay. The report should include:

- A description of the predominant neighbourhood and streetscape character and explanation of how this character has influenced the siting, form, massing and design of the proposed building.
- Details of any effect the proposed building may have on views to the surrounding landscape features.
- Details of any effect a building or works may have on the amenity and safety of adjoining residential properties or public places.
- If the proposed development exceeds a floor area of more than 1500 square metres, a management plan is required which shows how the proposed development adopts environmentally sustainable design principles.
- If in the opinion of the responsible authority the need to provide the above information is not relevant to the evaluation of an application, it may waive or reduce the requirement.

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Decision guidelines

Before deciding on an application, the responsible authority must consider in addition to the matters set out in Clause 65, as appropriate:

- The design objectives of this schedule;
- Whether the proposal meets the design requirements of this schedule.

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Reference document

Vision 2020 by Design – Shire of Yarra Ranges (May 2008)