

19/06/2014
C126**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14****TOWN CENTRES - KALLISTA, MOUNT DANDENONG, OLINDA, SASSAFRAS AND TECOMA.****1.0**19/06/2014
C126**Character statement**

The town centres in the Dandenong Ranges will continue to comprise informal collections of buildings, small in scale and somewhat irregularly spaced and aligned. They will retain their distinctive appearance as a cluster of buildings in a forest, rather than a 'wall to wall' urban environment. They will continue to sit comfortably in a landscape dominated by the tall trees, lush vegetation and hilly topography of their surrounds.

2.019/06/2014
C126**Design objectives**

- To reinforce the distinctive built form, streetscape and landscape character of the town centre.
- To ensure that buildings within the town centre remain visually dominated by the surrounding vegetation and landscape.
- To encourage simple contemporary design which draws from the traditional building forms in the town centre and harmonises with the surrounding landscape.
- To reinforce the main street as the focus of business and pedestrian activity in 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.

3.019/06/2014
C126**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.

4.019/06/2014
C126**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 siting and setbacks of new buildings should reflect the generally established spacing of buildings in the town centre and to maintain views to background vegetation.
- Buildings that are important to the character of the town centre should be retained and incorporated into new development.
- Building heights should not exceed a height of 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.
- New buildings should adopt, in a contemporary style, classic Dandenongs design themes that incorporate elements such as timber and natural materials, asymmetrical design, wide span pitched rooflines and front gables.
- Verandahs should be provided on the street frontage of buildings to provide weather protection.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Buildings and works that comprise drive through sales facilities are discouraged.
- The massing of larger buildings should be articulated through design treatments including the use of openings, different materials, textures and colours.
- The design of new buildings should relate to the topography of sloping sites and minimise the extent of earthworks.
- All roof-mounted mechanical equipment must be concealed by screens that are designed to be an integral part of the building design.

Interface with public places and residential areas

- New buildings should be constructed with zero setbacks from the main street frontage.
- Any larger buildings that are likely to generate significant pedestrian movement should abut the main street.
- Buildings should provide an active interface with the main street and provide 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.
- New crossovers and car parking between a building and its main street 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 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.

5.0

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Subdivision

No content.

6.0

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Advertising signs

Advertising sign controls are at Clause 52.05-9 - Category 3 – High Amenity Areas. In addition to the requirements of that Clause the following requirements apply.

- The size and extent of signs should be kept to a minimum.
- Signs should be designed to form an integrated part of the building and not dominate the architecture of the building.
- 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 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.

7.0 Applications requirements

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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 town centre character and an 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.

8.0 Decision guidelines

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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.

9.0 Reference document

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