

08/07/2021
C189yran

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

LILYDALE TOWN CENTRE

1.0

Design objectives

10/04/2024
C223yran
23/02/2012
C99

To promote high-quality development that makes a positive contribution to the appearance and operation of the town centre.

To create a more compact and vibrant town centre through multi-level redevelopment of underutilised sites.

To retain Main Street as a visually interesting mix of pedestrian scale development that provides a focus of commercial activity.

To reinforce the distinctive characteristics of the town centre such as its valley setting, heritage buildings, tree lined streets, and parkland areas.

~~To encourage the adoption of Environmentally Sustainable Design techniques in new development.~~

To promote development that contributes to safe and vibrant public places.

2.0

Buildings and works

23/02/2012
C99

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.

All buildings and works requiring a permit must be constructed in accordance with:

- The general design requirements and outcomes to be achieved as set out in Table 1 of this Schedule.
- Any additional design requirements and outcomes to be achieved for the relevant precinct as set out in Table 2 of this Schedule.

A permit may be granted for buildings and works that do not accord with any of the requirements of this schedule provided the design objectives and outcomes to be achieved are satisfied.

3.0

Subdivision

08/07/2021
C189yran

None specified.

4.0

Signs

08/07/2021
C189yran

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

- External facades or walls of buildings are not to 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 are to be designed to form an integrated part of the building and not dominate the architecture of the building.
- Signs are not to 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 is to be avoided.

5.0 Application requirements

10/04/2024
C223yran
08/07/2024
C189yran

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives of this schedule.
- ~~A report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation, vegetation retention and promotion of alternative transport options have been incorporated in the proposed development.~~
- Three dimensional illustrations showing the proposed development in the context of the surrounding buildings in the Activity Centre.
- Details of any effect a building or works may have on adjoining residential properties or public domain areas.

6.0 Decision guidelines

08/07/2021
C189yran

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal achieves the design requirements and the outcomes contained in the relevant tables of this Schedule.

7.0 Background document

08/07/2021
C189yran

Urban Improvement Project – Lilydale Major Activity Centre July 2008.

Table 1 To Schedule 4

General design requirements	
Design requirement	Outcome to be achieved
<p>Building appearance</p> <p>New development should:</p> <ul style="list-style-type: none"> • Adopt a scale, rhythm and proportion that reflects the character of the street and encourages pedestrian activity and linkages to adjoining public spaces. • Incorporate the design elements specified in the Building Frontages and Weather Protection Map. • Incorporate articulated facades, window detailing, parapet treatments and other detailing and materials in the upper levels of buildings. • Adopt façade designs that provide visual interest from both streets of corner sites. • Emphasise key corner sites by adopting building designs of high architectural 	<p>New development will comprise buildings of high architectural quality that positively contribute to the form, character and identity of Lilydale.</p>

General design requirements	
Design requirement	Outcome to be achieved
<p>quality and including features such as a low tower, articulated roof form, or more prominent verandah design.</p> <ul style="list-style-type: none"> • Use glazing and roofing materials of low reflectivity. • Provide appropriate facilities for the storage, collection and recycling of waste materials, and screen them from public view. 	
<p>Building height</p> <p>New development should adopt building heights as set out on the Building Heights Map.</p>	<p>The height of new development will respect valued characteristics of the town centre.</p> <p>Opportunities for distant views from new development to surrounding rural areas will be maximised.</p>
<p>Setbacks</p> <p>New development should adopt frontage and side setbacks as shown on the Building Setbacks Map.</p>	<p>New development will reinforce valued streetscape characteristics and increase pedestrian activity in public places.</p>
<p>Interface with public places</p> <p>New development should:</p> <ul style="list-style-type: none"> • Be designed so the frontage and internal layout of the ground floor provides visual and physical links between the building and the street. • Provide pedestrian entrances into buildings that are at the same level as the footpath, clearly visible from the street, well lit, and allow for mobility-impaired access. • Actively address both frontages of corner sites and ensure that the corner allows for safe and comfortable pedestrian movement. • Provide verandahs for pedestrian weather protection in locations identified on the Building Frontages and Weather Protection Map. Verandahs should be 	<p>Buildings will relate positively and add life to adjacent public places.</p> <p>Building frontages will provide for passive surveillance and security of public spaces.</p>

General design requirements	
Design requirement	Outcome to be achieved
<p>provided for the full width of properties and the height of verandahs should be consistent with adjoining properties.</p> <ul style="list-style-type: none"> • Provide passive surveillance of adjoining public places through design elements such as the inclusion of overlooking windows, location of outdoor dining areas and the provision of pedestrian access links. • Minimise overshadowing of adjoining streets and other public spaces. 	
<p>Landscaping</p> <p>Landscaping should complement the species selection and design treatments of established landscaping in adjoining streets and other public realm areas.</p> <p>Existing canopy trees should be retained and protected wherever feasible when constructing new buildings.</p> <p>New development should provide for the retention, enhancement and continuation of consistent avenue tree planting along the abutting streets</p>	<p>Landscaping will be integrated with new development and complement the landscaping of any adjoining public places.</p>
<p>Access and parking</p> <p>Car parking associated with new development should:</p> <ul style="list-style-type: none"> • Be located to minimise the visual impact on the streetscape and adjoining public spaces. • Not be provided between the front of the building and the street. • Be provided in basement or undercroft areas wherever feasible, to maximise useable floor space in the activity centre. • Provide natural ventilation for any basement car parks. • Be designed so that views of cars on upper levels and loading facilities are screened from public places. • Be landscaped with trees that provide shade in open lot car parks. <p>Vehicle access associated with new development should be:</p> <ul style="list-style-type: none"> • Located to minimise the number of vehicle crossovers to streets and where feasible be provided from laneways or secondary street frontages. • Located to facilitate safe vehicle and pedestrian movements. • Separated from pedestrian access points. <p>All car parking areas, including entry and exit points, should be well lit and clearly identified with signage.</p>	<p>Traffic movement will be convenient, safe and efficient.</p> <p>Car parking and access ways will be safe, practical, visually unobtrusive and not conflict with pedestrian movement</p>
<p>Development adjoining Heritage buildings</p>	

General design requirements	
Design requirement	Outcome to be achieved
<p>New buildings adjoining heritage buildings and other buildings constructed prior to 1945 that are a prominent feature of the streetscape, should:</p> <ul style="list-style-type: none"> Use simple building forms with similar proportions to the heritage building. The reproduction of traditional details is to be avoided. Generally adopt front and side setbacks of adjoining heritage buildings. Where the heritage building has atypical setbacks adopt the predominant setbacks in the street or provide a transition in setbacks from the adjoining heritage building to the predominant setback in the street. Generally adopt facade heights of adjoining heritage buildings and avoid building facades that are substantially lower. Where the heritage building is atypically tall, adopt the predominant facade height in the street. The height of a new building may exceed the facade height of an adjoining heritage building, if the additional height is recessed so that it is not visible from key public viewing areas. Where it is not practical to prevent visibility of the upper level, provide an upper level setback of at least 5 metres for additional height. 	<p>New development will complement the character and appearance of existing heritage buildings</p>

Table 2 To Schedule 4

DDO4 - Precinct A Main Street - Design requirements	
Design requirement	Outcome to be achieved
<p>Building appearance</p> <p>New development fronting the main street should adopt a 'fine grain' scale that reinforces high levels of pedestrian activity and visual interest in Main Street.</p> <p>Renovations to the Olinda Creek Hotel should be undertaken in a way that is sympathetic to the architectural style of the building.</p>	<p>The Main Street will continue to be the focus of retail and civic activity.</p>
<p>Setbacks</p> <p>The heritage-listed olive tree on John Street should be protected by an 8 metre setback from the canopy of the tree to any building, possibly providing the opportunity for an entrance plaza to a new development.</p> <p>Any new development fronting the south side of Main Street between Hutchinson Street and Olinda Creek, should provide a rear setback of 3 metres in order to establish a 6 metre wide access way along the rear of properties. A rear setback is not required where a laneway reserve of at least 3 metres wide already exists.</p> <p>Any new buildings at the north western corner of Main Street and Anderson Street, should extend from Main Street through to Morecroft Place.</p>	<p>New development will reinforce a strong sense of identity for Lilydale.</p> <p>The prominent scale of heritage buildings will be maintained</p>
<p>Public/Private interface</p>	

DDO4 - Precinct A Main Street - Design requirements

Design requirement	Outcome to be achieved
<p>New development:</p> <ul style="list-style-type: none"> Should provide active frontages to Main Street, John Street and Hutchinson Street, and to the intersecting side streets on corner sites in accordance with the Building Frontages and Weather Protection Map. On the north side of Main Street between the rail line and Olinda Creek, should provide offices and secondary entries along the north side of allotments to improve passive surveillance of the adjoining reserve. Adjoining the Olinda Creek Parklands or Melba Park should adopt high quality architectural designs that provide an attractive frontage and passive surveillance of the adjoining open space. 	<p>while allowing for increases in the intensity of development.</p> <p>Development will enhance the safety and amenity of public places and increase levels of pedestrian activity.</p>
<p>Access and parking</p> <p>On sites with frontages to both Main Street and Hardy Street, or Main Street and Market Street, the design of any new development should provide for pedestrian access linkages between those streets.</p> <p>On sites on the south side of Main Street between Olinda Creek and Anderson Street, direct vehicle access to properties from Main Street should be avoided and provided from Hardy Street and rear access laneways wherever feasible.</p>	

DDO4 - Precinct A - Key sites

Key Site A1-Design requirement	Outcome to be achieved
<p>New development on the site should:</p> <ul style="list-style-type: none"> Provide an architectural feature on the corner location. Urban art should be considered for the corner or on the western facade. Provide active frontages to Main Street and the transport interchange and provide pedestrian entry points from both frontages. <p>New development may extend to 10.5 metres (three storeys) without a requirement for a recessed upper level at the corner locations.</p> <p>Signage on the western façade should be avoided.</p>	<p>A high quality and prominent building to mark the western entry to the commercial areas.</p> <p>Development will relate to activities in the adjoining transport interchange and improve passive surveillance.</p>
Key Site A2-Design requirement	Outcome to be achieved
<p>New development should:</p> <ul style="list-style-type: none"> Emphasise the corner location with a building of 	<p>Development will promote increased pedestrian activity along John Street and Main Street.</p> <p>Development will provide an active frontage to the</p>

DDO4 - Precinct A - Key sites

Key Site A1-Design requirement

Outcome to be achieved

high architectural quality and provide a corner design feature such as a low tower or more prominent verandah design.

- Provide pedestrian entry points from Main Street, Hutchinson Street, John Street and the rear car park.

New development may extend to 10.5 metres (three storeys).

intersection of Hutchinson Street and John Street.

Key Site A3-Design requirement

Outcome to be achieved

New development should:

- Emphasise the corner location with a building of high architectural quality and provide a corner design feature such as a low tower or more prominent verandah design.
- Provide vehicle entry points from Anderson Street at the southern edge of the site or from Hardy Street if this site is consolidated with other sites.

New development may extend to 13.5 metres (4 storeys) at the corner of Maroondah Highway and Anderson Street.

Signage should be restricted to building identification signage and be limited in size so it does not dominate the building or the intersection.

A high quality and prominent building to mark the eastern entrance to Lilydale.

Key Site A4-Design requirement

Outcome to be achieved

Development should emphasise the corner location with a building of high architectural quality and provide an emphasised corner feature such as a low tower or more prominent verandah design.

Development fronting Castella Street, Anderson Street or the northern boundary of the site should not exceed 10.5 metres (3 storeys).

Development at the street frontage should not exceed 7.5 metres (2 storeys) and the third storey should be setback 5 metres from property boundaries.

An increase in height can be provided up to 19.5 metres (6 storeys) as a podium level provided it is recessed at least 20 metres from the property boundaries.

A high quality development that complements the character of heritage buildings in Castella Street.

The site will be integrated with surrounding streets and provide for safe and convenient pedestrian movement through the site

Built form will minimise impacts on adjoining streetscapes and nearby heritage properties, and minimise overshadowing of open space to the west through significantly recessed upper levels.

DDO4 - Precinct A - Key sites

Key Site A1-Design requirement

Outcome to be achieved

New development should provide a pedestrian link through the site between Anderson Street and Castella Street.

Where the site adjoins the Heritage Overlay property at 42-44 Castella Street, new development should provide a transition in front and side setbacks from the Heritage Overlay property.

DDO4 Precinct B West End Mixed Use – Design requirements

Design requirement

Outcome to be achieved

Building height

New development fronting:

- Main Street, John Street, William Street East, or Cave Hill Road, should not exceed 10.5 metres (3 storeys).
- Main Street or Cave Hill Road, should incorporate a third storey set back of at least 5 metres from the street frontage.
- John Street between William Street West and Cave Hill Road should not exceed 13.5 metres (4 storeys).
- John Street, should incorporate a fourth storey setback of at least 5 metres from the John Street frontage

Development of a more intensive built form that provides opportunities for upper level residential accommodation.

High levels of pedestrian amenity with opportunities to access sunlight throughout winter, and buildings that relate to the pedestrian scale.

Setbacks

New development:

- Should provide a 5 metre landscaped front setback to John Street and Cave Hill Road and zero setback to side boundaries.
- Should provide zero front and side setbacks for properties fronting Main Street and William Street West.
- On sites west of the railway, should provide a rear setback of 3 metres in order to establish a 6 metre wide access way along the rear of properties. A setback is not required where a laneway reserve of at least 6 metres wide currently exists.
- On sites east of the railway and south of John Street, should provide a rear setback of 6 metres to establish a rear access way.
- Should provide additional rear setbacks to establish landscaped courtyards at the rear of properties used for residential and office uses.

Buildings contribute positively to adjoining public places

Public/private interface

DDO4 Precinct B West End Mixed Use – Design requirements

Design requirement

Outcome to be achieved

New development should provide pedestrian entry points from the street frontage and rear car parking areas.

Access and parking

New development should provide:

- Vehicle access from existing and future rear laneways.
- Car parking to the rear of properties away from the street frontage.
- Basement or undercroft car parking wherever feasible to maximise useable floor space.

DDO4 Precinct D Industrial - Design requirements

Design requirement

Outcome to be achieved

Building appearance

New development should be designed to:

- Incorporate roof forms that provide visual interest and retain distant views from elevated viewpoints across the site to the Yarra Valley and distant ranges.
- Adopt colours and materials that complement the view to the surrounding landscape.

New development on the Olex Cables site fronting Main Street should be designed to:

- Emphasise the entry into the activity centre and follow the alignment of the road.
- Incorporate articulated facades on the Main Street and Cave Hill Road frontages.

A high quality building that contributes positively to the western entry to Lilydale.

The building is scaled to maintain views from the Maroondah Highway across the Yarra Valley

Building height & setbacks

Buildings should not exceed 10.5 metres (three storeys).

A landscaped ground level setback of 3 metres should be provided from the frontage to Main Street.

A landscaped ground level setback of 5 metres should be provided from the frontages to Cave Hill Road and Beresford Road.

DDO4 Precinct G Lilydale MarketPlace – Design requirements

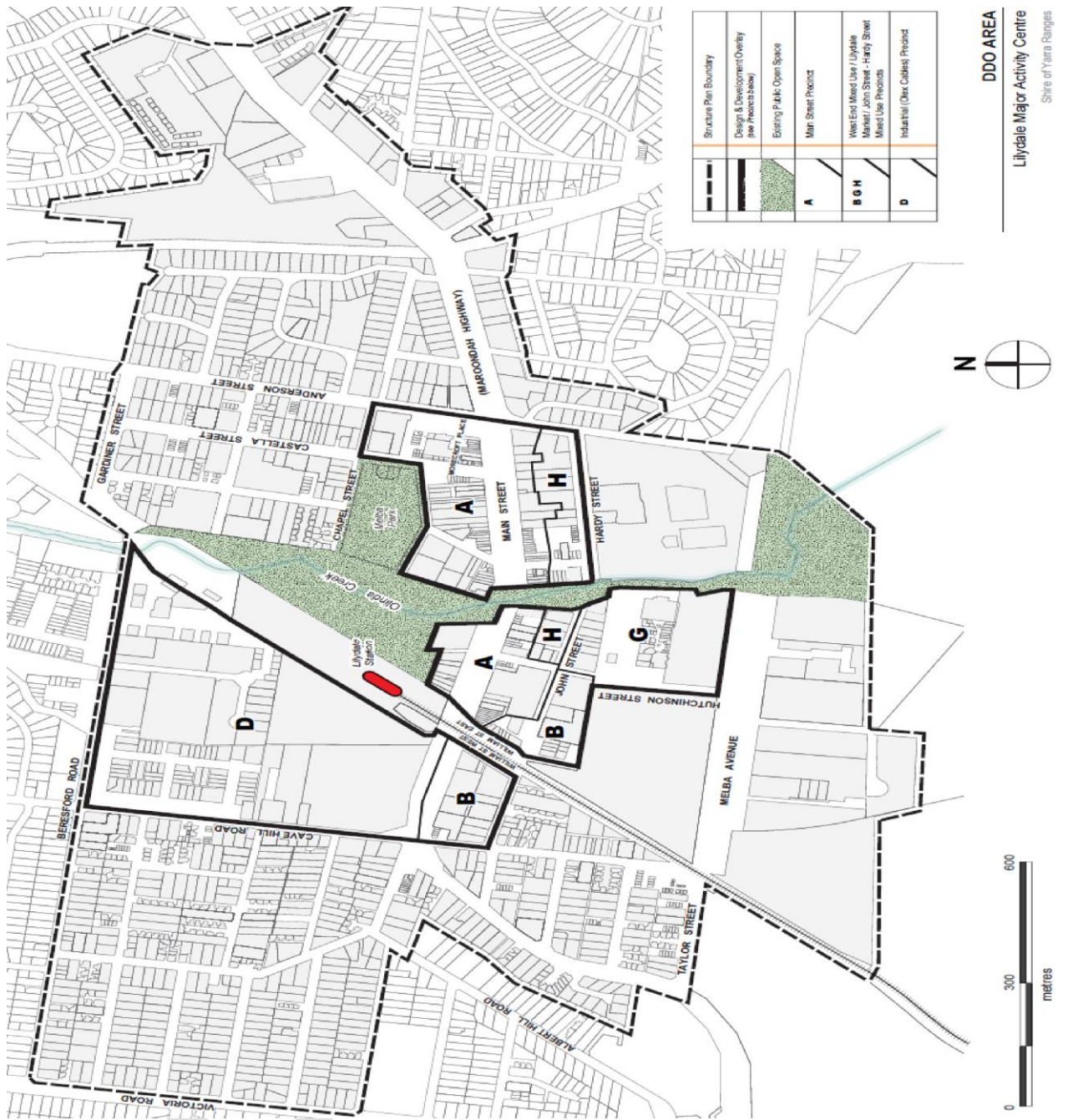
Design requirement	Outcome to be achieved
<p>Building appearance</p> <p>New development:</p> <ul style="list-style-type: none"> • Should provide strongly articulated and active building frontages to the adjoining streets, and the inclusion of covered car parking areas with retail, commercial or residential floorspace above. • Abutting the intersection of John Street and Hutchinson Street should create a strong built form presence that strengthens the visual connections between the precinct south of John Street and the town centre. • Fronting the south side of John Street, should incorporate individual shopfronts rather than large unarticulated facades. • On the south side of John Street, should be visually and functionally integrated with the adjoining commercial development located further to the south. • On the Melba Avenue frontage adjoining the proposed Lilydale Bypass route, should be designed so that it can be adapted to form a southern gateway into the activity centre if the bypass is constructed. 	<p>Comprehensive redevelopment of the precinct in a form that:</p> <ul style="list-style-type: none"> • promotes strong visual and pedestrian linkages with, the Town Centre precinct, the Olinda Creek Parklands and the Swinburne University Campus; • enhances the amenity of adjoining public spaces; • creates a more intensive built form which provides opportunities for upper level residential accommodation; • recognises the site's potential location in the event that the Lilydale Bypass is constructed; • provides for the widening of Hutchinson Street to create an appropriate entrance from the constructed bypass.
<p>Building height</p> <p>New development should adopt building heights as set out on the Building Heights Map.</p> <p>A permit may be granted to allow development to extend up to 19.5 metres (6 storeys) towards the southern side of the site provided it incorporates upper level setbacks from the Olinda Creek Parklands.</p>	
<p>Setbacks</p> <p>New development should provide:</p> <ul style="list-style-type: none"> • Zero front and side setbacks for development fronting Hutchinson Street (a setback of up to 10 metres from Hutchinson Street may be required to provide for potential road widening). • A 3 metre landscaped front setback and zero side setbacks for development fronting John Street; • A 20 metre landscaped setback and side setbacks for properties fronting Melba Avenue (future bypass) to allow vegetation to permeate between building forms. 	

DDO4 Precinct G Lilydale MarketPlace – Design requirements

Design requirement	Outcome to be achieved
<p>Public/private interface</p> <p>New development should:</p> <ul style="list-style-type: none"> • Provide active building frontages to Hutchinson Street with verandahs for weather protection. • Provide pedestrian entry points to buildings from the Hutchinson Street frontage and rear car parking areas. • Limit the number and width of vehicle crossing points on to John Street in order to minimise disruption to the pedestrian movement. • Provide safe and legible pedestrian links between the site and the Town Centre precinct. • Provide pedestrian access through the site to connect Hutchinson Street to the Olinda Creek Parklands. • Create an active interface with the adjoining Olinda Creek Parklands which avoid bland and visually dominating building forms. Encourage buildings to take advantage of views into the parkland. 	
<p>Access and parking</p> <p>New development should:</p> <ul style="list-style-type: none"> • Design car parking, loading bay areas, and associated access ways to avoid impeding pedestrian movement along adjoining streets and between the site, the town centre and the Olinda Creek Parklands. • Provide car parking in basement, undercroft or rooftop areas wherever feasible. 	
<p>Landscaping</p> <p>New development should:</p> <ul style="list-style-type: none"> • Provide landscaped courtyard spaces within the development of the shopping area. • Ensure any at grade car parking areas are landscaped with appropriate shade trees. • Incorporate landscape designs and species selections that complement the adjoining Olinda Creek Parklands. 	

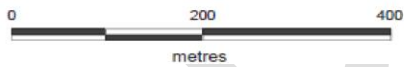
DDO4 - Precinct H John Street & Hardy Street Mixed Use – Design requirements

Design requirement	Outcome to be achieved
<p>Building appearance</p> <p>New development should incorporate individual shop fronts rather than large unarticulated facades.</p>	
<p>Building height</p> <p>New development should not exceed a maximum of 10.5 metres (3 storeys).</p>	<p>Development will strengthen the visual and functional links between the Main Street retail area and the Lilydale MarketPlace shopping centre.</p> <p>Buildings will be designed to improve passive surveillance of key public spaces.</p>
<p>Setbacks</p> <p>New development should:</p> <ul style="list-style-type: none"> • Provide 3 metre landscaped front setback to John Street with zero setbacks to side boundaries. • Provide zero front and side setbacks for properties fronting to Hardy Street, Clarke Street or Anderson Street. • For properties fronting the north side of John Street between Hutchinson Street and Olinda Creek, provide a rear setback of 3 metres to establish a 6 metre wide access way along the northern boundary of the properties. 	
<p>Public/private interface</p> <p>New development should provide pedestrian entry points from the street frontage and rear car parking areas.</p> <p>Building forms facing the Olinda Creek should be of high architectural quality to provide an attractive interface with the open space corridor. Windows should be provided at ground and upper levels to improve passive surveillance of the adjoining open space.</p>	
<p>Access and parking</p> <p>Vehicle access should be provided from existing and future rear laneways.</p> <p>Car parking should be provided to the rear of properties away from the street frontage.</p> <p>Underground or undercroft car parking should be provided where feasible to maximise useable floor space.</p> <p>Where no side or rear vehicular access to properties along Hardy Street exists, the number of driveway crossovers should be limited so that interruption to the footpath is minimised.</p> <p>On sites with frontages to both Main Street and Hardy Street, the design of any new development should provide for pedestrian access linkages between those streets.</p>	





LEGEND	
	Design & Development Overlay Area
	Existing Public Open Space
	Development with active building frontages at ground level and buildings to address the street from upper levels
	Development to address open space from ground floor and upper levels
	Development to address the street from ground floor and upper levels
	Area of preferred weather protection



BUILDING FRONTAGES & WEATHER PROTECTION

Lilydale Major Activity Centre

Shire of Yarra Ranges

08/07/2021
C189yran**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11**.**CHIRNSIDE PARK ACTIVITY CENTRE****1.0 Design objectives**06/12/2012
C103(Part
4)10/04/2024
C223yran*To promote high-quality development that makes a positive contribution to the appearance and operation of the activity centre.**To create a boulevard landscape incorporating a pedestrian and bicycle trail along the Maroondah Highway.**To protect the amenity of adjoining areas of existing residential development.**To integrate new development with development on adjoining sites within the activity centre.*~~*To encourage the adoption of Environmentally Sustainable Design techniques in new development.*~~*To promote development that contributes to safe, accessible and vibrant public places.***2.0 Buildings and works**06/12/2012
C103(Part
4)10/04/2024
C223yran

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.

Buildings and works should comply with the requirements specified in Table 1 and Table 2 to this Schedule. A permit may be granted to construct a building or carry out works which are not in accordance with the requirements of Table 1 and Table 2 provided the design objectives and outcomes to be achieved as specified in Table 1 and Table 2 of this Schedule are satisfied.

Storey

For the purpose of interpreting the design requirements in the tables to this Schedule ‘storey’ does not include a basement.

In calculating the building height based on storeys the following floor to floor dimensions should apply:

- 4.5 metres for ground level
- 3.3 metres for upper levels.

Exemplary design

For the purpose of interpreting the design requirements in the tables to this Schedule ‘exemplary design’ means a building which:

- Satisfies the design objectives of this Schedule and achieves to the highest standard the relevant design outcomes set out in Tables 1 and 2 of this Schedule
- ~~Meets the highest industry standard of environmentally sustainable design (ESD) as documented in a report detailing ESD techniques that is submitted with a planning permit application.~~

3.0 Subdivision

08/07/2021

C189yan

None specified.

4.009/03/2023
C215yan**Signs**

Sign requirements are at Clause 52.05.

5.009/07/2024
C189yan1
0/04/2024
C223yan**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment detailing how the design of the proposed development responds to the design objectives, design requirements and outcomes to be achieved as specified in this schedule.
- Three dimensional illustrations showing the proposed development in the context of the surrounding buildings in the Activity Centre.
- Details of any effect a building or works may have on adjoining residential properties or public places.
- ~~A report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation, vegetation retention and promotion of alternative transport options have been incorporated in the proposed development.~~
- A Traffic Report which must include an assessment of:
 - The impact of traffic generated by the development on the surrounding road network
 - Measures required to address any adverse traffic impacts
 - The design concepts for any proposed site access road or intersection with the Maroondah Highway
 - Car parking to be provided on the site
 - The internal bicycle and pedestrian paths network and their connectivity with the external community.
- A Landscape Concept Plan detailing:
 - Key landscape design principles for any public places including streets, parkland, car parking areas
 - Opportunities for creating significant tree canopy throughout the site
 - The provision and management of any open space with pedestrian and bicycle links.
- A signage strategy detailing:
 - The provision for business signs on proposed buildings
 - The design and location of directional signage and free standing business signage

6.008/07/2021
C189yan**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal achieves the design requirements and the outcomes contained in the relevant tables of this Schedule.

7.008/07/2021
C189yan**Background documents**

Chirnside Park Urban Design Master Plan September 2010.

Table 1 to Schedule 11 to Clause 43.02

General design requirements	
Design requirement	Outcome to be achieved
<p>Building appearance</p> <p>New development should:</p> <ul style="list-style-type: none"> • Adopt high quality contemporary architecture and be articulated through the use of varied colours, materials, setbacks and openings. • Use colours that complement those occurring in the natural environment with minimal use of accent colours. • Be designed to step down natural slopes to minimise visual bulk and limit the need for excavation. • Adopt an appropriate balance of cladding materials, avoiding excessive use of glass or heavy materials such as concrete. • Provide appropriate facilities for the storage, collection and recycling of waste materials, and screen them from public view. 	<p>New development comprises buildings of high architectural quality that positively contribute to the form, character and identity of Chirnside Park.</p>
<p>Interface with public places</p> <p>New development should:</p> <ul style="list-style-type: none"> • Be designed so the frontage and internal layout of the ground floor provides visual and physical links between the building and the street. • Provide pedestrian entrances into buildings that are at the same level as the footpath, clearly visible from the street, well lit, and allow for mobility-impaired access. • Actively address both frontages of corner sites and ensure that the corner allows for safe and comfortable pedestrian movement. • Provide verandahs for pedestrian weather protection along frontages to streets where zero setbacks are required. • Provide passive surveillance of adjoining public places through design elements such as the inclusion of overlooking windows and balconies, location of outdoor dining areas and the provision of pedestrian access links. • Avoid expanses of blank walls to streets or other public places. • Not significantly overshadow adjoining public spaces. 	<p>The safety and amenity of public places is enhanced and levels of pedestrian activity are increased.</p> <p>Buildings relate positively and add life to adjacent public places.</p> <p>Building frontages provide for passive surveillance and security of public places.</p>
<p>Landscaping</p>	

General design requirements

Design requirement	Outcome to be achieved
<p>Frontage setbacks are to be landscaped with vegetation that allows views between the dwelling and the street.</p> <p>Landscaping within streets should incorporate Water Sensitive Urban Design principles.</p> <p>New development should provide for consistent avenue tree planting along the abutting streets.</p> <p>Species selection should predominantly comprise locally indigenous and other native species.</p>	<p>Landscaping is integrated with new development and complements the landscaping of any adjoining public places.</p>
<p>Access and parking</p> <p>Car parking associated with new development should:</p> <ul style="list-style-type: none"> • Minimise the number of additional access points on to Maroondah Highway. • Be located and designed to minimise the visual impact on the streetscape and adjoining public places. • Not be provided between the front of the building and the street. • Be provided in basement or undercroft areas wherever feasible, to maximise useable floor space in the activity centre. • Provide natural ventilation for any basement car parks. • Be designed so that views of cars on upper levels and loading facilities are screened from public places. • Be well lit and clearly identified with appropriate signage. • Be landscaped with trees that provide shade in open lot car parks and incorporate Water Sensitive Urban Design principles. <p>Vehicle access associated with new development should be:</p> <ul style="list-style-type: none"> • Located to minimise the number of vehicle crossovers to streets and where feasible be provided from laneways or secondary street frontages. • Located to facilitate safe vehicle and pedestrian movements. • Separated from pedestrian access points. <p>Internal access roads are to be of sufficient width to accommodate through traffic, pedestrian and cycling paths, on street parking, and avenue style landscaping with canopy trees.</p>	<p>Traffic movement is convenient, safe and efficient.</p> <p>Car parking and access ways are safe, practical, visually unobtrusive and do not conflict with pedestrian movement.</p>

Table 2 to Schedule 11

DDO11.1 – Town Centre Precinct	
Design requirement	Outcomes to be achieved
<p>Building height 13.5 metres (4 storeys)</p> <p>Setbacks <i>Maroondah Highway frontage-</i> 25 metres from road pavement of through traffic lanes in the Maroondah Highway. <i>Kimberley Drive-</i> 12 metres from road pavement <i>View Point Drive / El Centro-</i> 5 metres An upper level setback of at least 2 metres from the frontage to Kimberley Drive (north of Black Springs Road), View Point Drive and El Centro, is required for any development above 2 storeys.</p>	<p>The Town Centre is reinforced as the main focus of pedestrian oriented retail and entertainment activity.</p> <p>The height of new development contributes to a pedestrian scale character that encourages activity at street level.</p> <p>A sense of openness to the sky is retained</p> <p>Adequate daylight is available for the healthy growth of substantial street trees.</p> <p>A compatible interface is created with adjoining residential areas.</p> <p>A distinctive landscaped boulevard character is created along the Maroondah Highway.</p> <p>A sense of entry to the town centre is created at the key intersection of Maroondah Highway and Kimberley Drive.</p>
<p>Public/Private interface New development should:</p> <ul style="list-style-type: none"> • Improve pedestrian connectivity with surrounding precincts. • Provide for the redevelopment of a public transport interchange that services the wider activity centre. • Create active frontages to Kimberley Drive and the ‘Green Spine’ landscaped pedestrian and bicycle trail. • Be landscaped in a form that complements the ‘Green Spine’. • Include narrow shopfronts facing Kimberley Drive opposite the Urban Park. • Create a broad 12 metres wide footpath on the eastern side of Kimberley Drive south of Black Springs Road. • In the case of the ground floor level of buildings fronting the Maroondah Highway, match the natural ground level for the majority of the frontage. • Provide cantilevered awnings to Kimberley Drive south of Black Springs Road which extend over the footpath for a distance of 2.5 metres. Awnings are to be of consistent height. 	<p>A well defined pedestrian pathway and associated outdoor dining opportunities is created in Kimberley Drive to link the town centre with the Lacola site to the south.</p> <p>Opportunities are retained for views across the activity centre from adjoining areas.</p>

DDO11.1 – Town Centre Precinct

Design requirement

Outcomes to be achieved

Design requirements for key site

Redevelopment of the shopping centre should create visually interesting frontages to adjoining streets.

New development fronting the intersection of Maroondah Highway and Kimberley Drive should:

- adopt exemplary design standards;
- be designed to emphasise the corner location with elements such as additional building height up to 6 storeys and 19.5 metres, varied roof forms, changes in materials and projected and recessed elements in the facades.

DDO11.2 – Maroondah Highway frontage sites

Design requirement

Outcomes to be achieved

Building height

13.5 metres (4 storeys)

Setbacks

25 metres from road pavement of through traffic lanes in the Maroondah Highway.

An upper level setback of at least 2 metres for any development above 2 storeys.

A distinctive landscaped boulevard character is created along the Maroondah Highway.

New buildings create an appropriate interface with adjoining development.

The height of new development contributes to a pedestrian scale character that encourages activity at street level.

A sense of openness to the sky is retained

Adequate daylight is available for the healthy growth of substantial street trees.

Public/Private interface

New development should:

- Be landscaped in a form that complements the 'Green Spine' landscaped pedestrian and bicycle trail.
- Provide active frontages to the 'Green Spine'.
- The ground floor level of buildings fronting the Maroondah Highway should match the natural ground level for the majority of the frontage.

Design requirements for key site

New development fronting the intersection of Maroondah Highway and Fletcher Road should:

- adopt exemplary design standards;

Development at the key intersection of Maroondah Highway and Fletcher Road contributes to a sense

DDO11.2 – Maroondah Highway frontage sites

Design requirement

- be designed to emphasise the corner location with elements such as additional building height up to 19.5 m (6 storeys), varied roof forms, changes in materials and projected and recessed elements in the facades.

Outcomes to be achieved

of entry to the town centre.
Opportunities are retained for views across the activity centre from adjoining areas.

DDO11.3 Fletcher Road frontage sites

Design requirement

Building height

For mixed use development –

13.5 metres (4 storeys) with up to 19.5 metres (6 storeys) permissible for developments that adopt exemplary design standards.

For residential development –

4 storeys (12.0 metres)

Outcomes to be achieved

Development along Fletcher Road contributes to a street environment that encourages pedestrian activity.

The height of new development contributes to a pedestrian scale character that encourages activity at street level.

A sense of openness to the sky is retained
Adequate daylight is available for the healthy growth of substantial street trees.

Setbacks

For mixed use development –

Zero setback at ground floor level

An upper level setback of at least 2 metres for any development above 2 storeys.

For residential development-

2.5 metres at ground floor level

An upper level setback of at least 2 metres should be provided above the second storey.

A compatible interface is created with adjoining residential areas.

Opportunities are retained for views across the activity centre from adjoining areas.

Public/Private interface

New development should:

- Provide active frontages to Fletcher Road.
- Complement the 'Green Spine' landscaped pedestrian and bicycle trail and its associated landscaping.
- Provide active frontages to the 'Green Spine'.

DDO11.3 Fletcher Road frontage sites

Design requirement

Outcomes to be achieved

- The ground floor level of buildings fronting the Maroondah Highway should match the natural ground level for the majority of the frontage.

DDO11.4 Industrial sites

Design requirement

Outcomes to be achieved

Building height

10.5 metres (3 stories)

Setbacks

25 metres from Maroondah Highway road pavement of through traffic lanes in the Maroondah Highway.

15 metres from the adjoining Brushy Creek reserve.

15 metres from land in a Residential Zone.

A distinctive landscaped boulevard character is created along the Maroondah Highway.

New development is integrated with the Brushy Creek wetlands to create a sense of entry to the activity centre.

New buildings create a compatible interface with adjoining residential development.

Opportunities are retained for views across the activity centre from adjoining areas

Public/private interface

Avoid large bland structures that visually dominate the southern approach into the activity centre.

New development should be designed and landscaped in a form that:

- Complements the 'Green Spine' landscaped pedestrian and bicycle trail.
- Provides an unobtrusive backdrop to the Brushy Creek wetland and recreational trail.

08/07/2021
C189yan

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

TOWN CENTRES - HEALESVILLE, MONBULK, SEVILLE, Warburton, YARRA GLEN AND YARRA JUNCTION

1.0 Character statement

19/06/2014
C126

These town centres will be dominated by a main street that retains a classic and attractive country town character. The built form of new development will reinforce this character and retain the distinctive features associated with the historic development of the town, including established trees and views to rural features such as nearby wooded hills or farmland.

2.0 Design objectives

19/06/2014
C126

- To enhance the distinctive built form and streetscape characteristics of the town centre.
- To reinforce the main street as the focus of business and pedestrian activity in the town centre.
- To maintain visual links between the town centre and its rural hinterland.
- 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.

3.0 Buildings and works

08/07/2021
C189yan

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.

4.0 Design requirements

19/06/2014
C126

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.
- Building heights should not exceed two storeys (7.5 metres). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is set back so as not to be easily discernible from the opposite side of the street.

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 development should complement the character and appearance of existing heritage buildings.
- Views from the main street to surrounding hills, trees and other rural landscape elements should be retained.

- Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.
- Building facades should be articulated by incorporating a variety of materials, textures and colours that enhance the particular qualities of buildings in the town centre.
- 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.
- Building designs should reinforce a rural town character adopting disaggregated building forms, articulated facades, and design detailing that uses lighter materials such as timber.
- Long blank walls should be avoided by incorporating wherever possible retail premises that abut the blank sides of such structures.
- 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.
- Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

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.

Interface with public places and residential areas

- New 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.
- 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.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.
- 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.

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.

- On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the Centre.
- Basement car parks should be naturally ventilated wherever possible.
- Views of cars on upper level car parks should be screened from the public realm.
- All car parks should provide for safe and convenient pedestrian access from parked vehicles to adjoining areas.
- Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.
- 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.
- 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.

5.0 Subdivision

08/07/2021
C189yan

None specified.

6.0 Signs

08/07/2021
C189yan

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

- 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.

7.0 Application requirements

08/07/2021
C189yan1
0/04/2024
C223yan

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

8.0 Decision guidelines

08/07/2021

C189yan

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

9.0

08/07/2021
C189yan

Background documents

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

DRAFT

17/09/2021
C178yran

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

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

1.0 Character statement

19/06/2014
C126

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.

2.0 Design objectives

19/06/2014
C126

- 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.

3.0 Buildings and works

08/07/2021
C189yran

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.

4.0 Design requirements

19/06/2014
C126

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.

5.0 Subdivision

08/07/2021
C189yan

None specified.

6.0 Signs

08/07/2021
C189yan

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.

7.0 Application requirements

10/04/2024
C223yan
08/07/2021
C189yan

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

8.0 Decision guidelines

08/07/2021

C189yan

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

9.0

08/07/2021
C189yan

Background documents

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

DRAFT

08/07/2021
C189yan

SCHEDULE 14 TO CLAUSE 43.02 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.

2.0
19/06/2014
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.

3.0
08/07/2021
C189yan

Buildings and works

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.

4.0
19/06/2014
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

08/07/2021
C189yran

Subdivision

None specified.

6.0

08/07/2021
C189yran

Signs

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

08/07/2021
C189yran1
0/04/2024
C223yran

Applications requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

8.0

08/07/2021
C189yran

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

9.0

08/07/2021
C189yan

Background documents

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

DRAFT

08/07/2021
C189yan**SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO15** .**BELGRAVE TOWN CENTRE****1.0**19/06/2014
C126**Character statement**

This overlay applies to the Belgrave Town Centre.

The Belgrave town centre will continue to be dominated by its winding main street lined by an informal collection of predominantly narrow fronted shop buildings. It will continue to sit comfortably in a hills landscape dominated by the tall trees, lush vegetation and steeply sloping topography of its surroundings. The built form of new development will reinforce this hills town character and retain the distinctive features associated with the historic development of Belgrave.

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

- To enhance the distinctive built form and streetscape characteristics of the Belgrave town centre.
- To reinforce Burwood Highway as the main street and the focus of business and pedestrian activity in the town centre.
- To create stronger pedestrian links between the main street and the Puffing Billy Railway.
- To encourage the redevelopment of key sites in a form that will improve the appearance and range of activities in the town centre.
- To maintain visual links between the town centre and the surrounding hills.
- To protect and enhance the amenity of public places within the town centre and adjoining residential areas.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

3.008/07/2021
C189yan**Buildings and works**

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.
- Building heights should not exceed two storeys (7.5 metres). A third level may be permitted on key redevelopment sites where the overall height of the building will be set back so as not to be easily discernible from the opposite side of the street.
- 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 development should complement the character and appearance of existing heritage buildings.
- Views from the main street to surrounding hills should be retained.
- Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.
- Building facades should be articulated by incorporating a variety of materials, textures and colours that enhance the particular qualities of buildings in the town centre.
- 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.
- Building designs should reinforce a hills town character of Belgrave adopting disaggregated building forms, articulated facades, and design detailing that uses lighter materials such as timber.
- Buildings and works that comprise drive through sales facilities are discouraged.
- 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.
- Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

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.

Interface with public places and residential areas

- New buildings should be constructed with zero setbacks from the street frontage.
- Buildings should provide an active interface with Burwood Highway and passive surveillance to all abutting streets and other public places using techniques such as clear glazed windows and upper level balconies.
- Development at the rear of lots fronting the north west side of Burwood Highway should be designed to provide passive surveillance and active frontages wherever practical, to the adjoining Alexanders public car park.
- Buildings on the south eastern side of Burwood Highway are encouraged to activate the frontage to Blacksmiths Way at the rear of the site.
- 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 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.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.
- 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.

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.
- On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the town centre.
- Basement car parks should be naturally ventilated wherever possible.
- Views of cars on upper level car parks should be screened from the public realm.
- 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.
- 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.

5.0

19/06/2014
C126

Design guidelines for key redevelopment sites

These guidelines apply in addition to those in Section 4.0 of this Schedule. If there is an inconsistency between the site specific provisions in this section and those in Section 4.0, the site specific provisions prevail.

Nos. 2-14 Monbulk Road (Belgrave Motors Site)

The design objective for this site is to create a landmark development that enhances the appearance and operation of the northern entry to the town centre.

Any new development should:

- Utilise the sloping site to create a multi level development with under cover parking below the street level.
- Not exceed a height of three storeys (10.5 metres) above the pavement level of Monbulk Road. Buildings above this height may be permitted where the upper levels are not easily discernible from the opposite side of adjoining streets and where the other design requirements of this schedule are met.
- Retain views across the site from the public park opposite the subject land, and from the Burwood Highway south of its intersection with Blacksmiths Way, to the treed ridgelines that provide a visual backdrop to the town centre.
- Design building frontage setbacks to address the street frontages, whilst also providing for variation as necessary to accommodate landscaping, pedestrian areas, and to provide for articulation of the built form.
- Provide active frontages to both Monbulk Road and Belgrave Gembrook Road.
- Facilitate pedestrian movement between the Puffing Billy Railway Station and the main street.
- In the design of the east elevation of buildings on the site:
 - incorporate features that enhance the appearance and reduce the perception of visual bulk when viewed from Puffing Billy railway station
 - provide opportunities for passive surveillance of the station area from within the development.

No. 1629 Burwood Highway (Existing supermarket market site)

The design objectives for this site are to:

- Provide for its redevelopment in a form that increases the commercial floor area.
- Enhance the appearance and safety of the main street frontage and the public land adjoining its rear boundary.

Any new development should:

- Utilise the sloping site to create a multi level development with under cover parking at the rear of the site.
- Create active frontages to the Burwood Highway frontage and to the Alexanders public car park at the rear of the site.
- Provide a pedestrian link between Burwood Highway and the Alexanders public car park.
- Not exceed a height of 10.5 metres (three storeys) above Burwood Highway street level, with the third storey being setback so that it is not visible from the adjoining street frontage.

Nos. 1634-1638 Burwood Highway (Hayes Public Car Park)

The design objective for this site is to provide for the more intensive development of the existing car park in a form that makes a positive contribution to the main street character of the town centre.

Any new development should:

- Utilise the topography of the site to create a multi level development with under cover parking at the lower level.
- Include shop front style floor space on the Burwood Highway frontage in a form that contributes to the continuity of the streetscape.

6.0

08/07/2021
C189yan

Subdivision

None specified.

7.0

08/07/2021
C189yan

Signs

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

- 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.

8.0

08/07/2021
C189yan
10/04/2024
C223yan

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

9.0

08/07/2021
C189yan

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

10.0

08/07/2021
C189yan

Background document

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

Belgrave Town Centre Study – Shire of Yarra Ranges (April 2010)

DRAFT

08/07/2021
C189yan

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16**.

KILSYTH TOWN CENTRE

1.0 Character statement

19/06/2014
C126

The existing Kilsyth town centre is disjointed, comprising two separate supermarket developments with a generally unattractive presentation to adjoining public spaces. New development will contribute to the integration of the two supermarket sites and other commercial developments to form a single centre that provides strong links to the adjoining parklands and an attractive interface with surrounding streets.

2.0 Design objectives

19/06/2014
C126

- To create a cohesive and attractive town centre.
- To encourage additional outdoor pedestrian activity in the town centre.
- To improve linkages between the town centre and the adjoining parkland.
- To protect and enhance the amenity of public places and residential areas within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.

3.0 Buildings and works

08/07/2021
C189yan

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.

4.0 Design requirements

19/06/2014
C126

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

Town centre character

- Any future redevelopment of the lots located between the two supermarket complexes should contribute to improved access and integration between those complexes.
- New development that is likely to generate significant pedestrian movement should abut Mount Dandenong Road or be designed to provide a pedestrian connection with that road.
- Building heights should not exceed two storeys (7.5 metres). A third level may be permitted where this will not interrupt views of the hills or the vegetated backdrop from the main public areas of the centre.

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.

- Views from the town centre to surrounding hills, trees and other landscape elements should be retained.
- Verandahs should be provided on the frontage of buildings to provide continuous weather protection for pedestrians.

- Building facades should be articulated by incorporating a variety of materials, textures and colours.
- The facades of new development on corner lots should be detailed to provide visual interest from both streets.
- Long blank walls facing street frontages should be avoided by incorporating, wherever possible, retail premises that abut the blank sides of such structures.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Contemporary design that incorporates a scale and external detailing that encourages outdoor pedestrian activity in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

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 along the Mount Dandenong Road frontage and within open car parking areas, wherever practical, to provide shade and visual interest.

Interface with public places and residential areas

- Buildings should provide an active interface with Mount Dandenong Road and Colchester Road and passive surveillance to all abutting streets using techniques such as clear glazed windows.
- New buildings along the Mount Dandenong Road frontage should be setback a sufficient distance to provide for the planting and healthy growth of canopy trees.
- New development abutting the Kilsyth Recreation Reserve should, wherever practicable, be designed to provide passive surveillance and improved pedestrian access to the adjoining parkland.
- 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 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.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.
- 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.

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.
- On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the town centre.

- Basement car parks should be naturally ventilated wherever possible.
- Views of cars on upper level car parks should be screened from the public realm.
- 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.
- 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.

5.0 Subdivision

08/07/2021
C189yran

None specified.

6.0 Signs

08/07/2021
C189yran

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

- 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.

7.0 Application requirements

08/07/2021
C189yran
10/04/2024
C223yran

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

8.0 Decision guidelines

08/07/2021
C189yran

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

9.0

08/07/2021
C189yan

Background document

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

DRAFT

17/09/2021
C1789yan

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**.

MIXED USE AREAS – WOORI YALLOCK AND YARRA JUNCTION

1.0

19/06/2014
C126

Character statement

These mixed use areas will contribute to the appearance of a rural town focussed on an informal main street. They will comprise predominantly residential buildings with some opportunities for commercial development. These buildings will adopt a modest built form profile. They will positively contribute to the appearance of the adjoining town centre in which the most dominant and attractive characteristic will be its landscape setting of established trees with views to rural features such as nearby wooded hills or farmland.

2.0

19/06/2014
C126

Design objectives

- To contribute to a distinctive identity for the town centre that reflects its established built form and streetscape characteristics.
- To increase residential density and to provide for a range of housing types.
- To reinforce the main street as the focus of business and pedestrian activity.
- 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.
- To maintain views to nearby trees and the rural hinterland as a dominant feature of the town centre.

3.0

08/07/2021
C1899yan

Buildings and works

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.

4.0

19/06/2014
C126

Design requirements

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

Town centre character

- Setbacks from the street boundary should be no less than the lesser setback of the buildings on any adjoining lots.
- Where there are no buildings on adjoining lots the following setbacks should be applied:
 - For commercial development fronting the main street - no setback
 - For residential development fronting the main street - 6 metres
 - For any development fronting any other street - 6 metres.
- New development should contribute to a rural town centre character with fragmented building forms and articulated facades.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town

centre, are discouraged.

- 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 Woori Yallock, in the area north of the intersection of Symes Road and Healesville – Koo Wee Rup Road, a third level may be permitted where the upper level of the building is set back so as not to be easily discernible from the opposite side of any adjoining street or from the adjoining land.
- The height and bulk of new development should maintain the visual dominance of views to surrounding hills, trees and other rural landscape elements.
- The upper level of developments should be recessed and articulated to reduce the dominance of the upper level and the impacts of overlooking and visual bulk.
- New development should complement the character and appearance of existing heritage buildings.
- Verandahs should be provided on the street frontage of commercial buildings to provide continuous weather protection.
- The facades of new development on corner lots should be detailed to provide a sense of address to both streets.
- On sloping sites development should follow the natural contours and step down the site to minimise visual impact and reduce the need for excavation.
- Where construction of buildings with an urban character or large expanses of hard surfaces are unavoidable, extensive informal landscaping should be provided to filter views from adjoining streets, parks and residential properties.
- Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.
- 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 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 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.
- Car parking between the front of the building and the street should generally be avoided, and garages and car ports associated with new developments should not be visually intrusive when viewed from the street.
- 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.

5.0

08/07/2021
C189yan

Subdivision

None specified.

6.0

08/07/2021
C189yan

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.

7.0

08/07/2021
C189yan
10/04/2024
C223yan

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.~~

8.0

08/07/2021
C189yan

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the design requirements of this schedule.

9.0

08/07/2021
C189yan

Background document

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

DRAFT

08/07/2021
C189yran

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9** .

MOOROOLBARK NEIGHBOURHOOD ACTIVITY CENTRE

1.0

05/03/2015
C137

Design objectives

To create a safe and accessible activity centre that provides for people of all ages and levels of mobility.

To create a socially and environmentally sustainable community centred around the railway station and supported by additional housing choice and diversity which allow younger and older people to remain in their community.

To create a more pedestrian focussed, 'liveable' neighbourhood centre with a safe, connected walking and cycling network and reduced car dependency.

To create a thriving mixed-use centre with a diverse range of convenience retailing, entertainment, professional services and locally based employment opportunities.

To create a tree-lined centre with attractive, easily accessed parks, natural environments and community facilities, which are well integrated with each other.

To re-invigorate the civic and commercial precinct.

To ensure high quality urban design and environmental sustainability.

To strengthen integration and connectivity between transport modes.

To consolidate community facilities and activities.

2.0

05/03/2015
C137

Buildings and works

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.

All buildings and works requiring a permit must be constructed in accordance with:

- The general design requirements and outcomes to be achieved as set out in Table 1 to this Schedule.
- Any additional design requirements and outcomes to be achieved for the relevant site as set out in Table 2 to this Schedule.

A permit may be granted for buildings and works that do not accord with any of the requirements of this schedule provided the design objectives and outcomes to be achieved are satisfied.

Storey

For the purpose of interpreting the design requirements in the Tables to this Schedule 'storey' does not include a basement.

In calculating the building height based on storeys the following floor to floor dimensions should apply:

- 4.5 metres for ground level.
- 3 metres for upper levels.

3.0
08/07/2021
C189yran

Signs

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

- External facades or walls of buildings are not to be painted or coloured in a way that creates a form of advertising.
- Buildings should not be dominated by corporate/advertising colours of signage.
- Pole, A-frame, balloon, animated, flashing or rotating signs will not be supported.
- Signs are to be designed to form an integrated part of the building and not dominate the architecture of the building.
- Signs are not to 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 is to be avoided.
- The type of illumination, if any, of the signs should be appropriate to its function and should not detract from the architecture of the building, particularly during daylight.

4.0
08/07/2024
C189yran1
0/04/2024
C223yran

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives of this schedule.
- ~~If the proposed development exceeds a floor area of more than 1500 square metres, a report detailing how Environmentally Sustainable Design techniques such as energy and water conservation, waste minimisation, vegetation retention and promotion of alternative transport options have been incorporated in the proposed development.~~
- Three dimensional illustrations showing the proposed development in the context of the surrounding buildings in the Activity Centre.
- Details of any effect a building or works may have on adjoining residential properties or public domain areas.

5.0
08/07/2021
C189yran

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal achieves the design requirements and the outcomes contained in the relevant tables of this Schedule.

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Background documents

Mooroolbark Activity Centre Structure Plan (March 2011).

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

Table 1 to Schedule 9 to Clause 43.02

General design requirements	
Design requirement	Outcome to be achieved
Urban Context	

General design requirements

Design requirement

Outcome to be achieved

New development should reinforce the pattern of existing development with mostly narrow fronted shops and strongly articulated facades.

Views to surrounding hills, trees and other landscape elements should be retained.

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.

Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.

New crossovers and car parking between a building and its frontage are discouraged.

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.

Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.

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.

To reinforce the focus of business and pedestrian activity in the precinct.

To contribute a distinctive built form and streetscape characteristics to the precinct.

Built Form

Development should provide active transparent and articulated building edges, avoiding long expanses of blank walls.

Development should avoid bland, boxy, unarticulated building forms.

Development on key corner sites should emphasise the corner location with buildings of high architectural quality.

New developments should limit the impact of garages along the street frontage with setbacks, sensitive material selection and alternative drive location.

Development should provide articulated building forms along frontages and side streets with varied and sensitive choice of materials.

The upper level of developments should be recessed and articulated to reduce the dominance of the upper level, and the impacts of overlooking and visual bulk.

Building facades should be articulated by incorporating a variety of materials, textures and colours that enhance the particular qualities of buildings in the precinct.

To provide a visually attractive built form character.

To provide buildings which are designed for longevity, with varied form and materiality to create interest and individuality.

To activate the street edges with frontages that interact with the surrounding environment.

To respect views and outlook from adjacent properties.

To design all outbuildings to integrate visually with the main dwelling.

To encourage the use of balconies for overlooking of public open space.

To ensure that building façades define the public realm and reflect the form and character of their surrounds.

General design requirements

Design requirement

Outcome to be achieved

Buildings should discourage the use of excessive decoration and historic reproduction detailing.

Buildings should utilise materials which reflect the natural environment.

Buildings should avoid the use of bold colours on primary elements.

Car parking

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.

On site parking should be provided through underground or undercroft car parking where possible to maximise useable floor space in the Centre.

Basement car parks should be naturally ventilated wherever possible.

Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.

All parking areas, 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.

Loading facilities should be screened from the public realm.

Trees should be used to provide shade in open lot car parking.

Water sensitive urban design treatments should be adopted in the design of car parking areas and associated landscaping.

To provide safe and convenient on site car parking that has a minimal visual impact on public places.

To ensure that car parking is designed as an integral part of a development.

Environmental Sustainability

Developments should maximise use of public and private open space by appropriate orientation and use of hard and soft materials.

Building designs should be a minimum of six (6) Star Rating for energy efficiency.

Designs should show options for the use of rainwater tanks, solar hot water and heating, grey water usage, etc in both public and private areas.

To encourage the use of water sensitive design in all public areas, particularly areas of vehicular parking.

To limit the use of hard surfaces where possible and encourage the use of permeable paving materials.

To maximise use of public and private open space by appropriate orientation and use of

General design requirements

Design requirement

Outcome to be achieved

Designs should show provision of orientation, natural ventilation and sun shading devices where possible to limit impact of weather along the northern and western elevations.

hard and soft materials.

To achieve building energy efficiency by orientation, natural ventilation and solar access.

To reduce the use of potable water usage and encourage the re-use of the developments grey water.

To reduce the amount of a building site development devoted to car parking and access in order to minimize land consumption and limit the "heat island" effect.

Table 2 to Schedule 9 to Clause 43.02

DDO – Brice Avenue Precinct

Design requirement

Outcome to be achieved

Urban Context

New development should reinforce the pattern of existing development in the town centre with mostly narrow fronted shops and strongly articulated facades.

Building designs should reinforce the existing town character adopting disaggregated building forms, articulated facades, and design detailing that uses lighter materials such as timber.

Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.

Long blank walls should be avoided by incorporating wherever possible retail premises that abut the blank sides of such structures.

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 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.

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

To reinforce the main street as the focus of business and pedestrian activity in the town centre.

To enhance the distinctive built form and streetscape characteristics of the town centre.

DDO – Brice Avenue Precinct

Design requirement	Outcome to be achieved
<p>54.04-5 and 55.04-5 of this planning scheme.</p>	
<p>Building Envelope</p> <p>Building heights should not exceed 7.5 metres (two storeys). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is setback so as not to be easily discernible from the opposite side of the street.</p> <p>Buildings up to 13.5 metres in height (four storeys) may be permitted where the building has a footprint of 3000 square metres or greater.</p>	<p>To ensure that commercial and industrial buildings complement the predominant building form in the area and be of high architectural quality.</p> <p>To ensure that building façades define the public realm and reflect the form and character of their surrounds.</p>
<p>Landscape design and open space</p> <p>Landscaping should be integrated with the design of the development and complement the landscaping of adjoining public places.</p> <p>Established canopy trees should be retained, protected and incorporated into the landscaping of the site.</p> <p>Additional canopy trees should be planted, wherever practical, to provide shade and visual interest.</p>	<p>To maintain an attractive town environment with native vegetation as a prominent feature.</p>
<p>Car parking</p> <p>Views of cars on upper level car parks should be screened from the public realm.</p>	<p>To provide safe and convenient on site car parking that has a minimal visual impact on public places.</p> <p>To ensure that car parking is designed as an integral part of a development.</p>

DDO – The Terrace Shopping Centre

Design requirement	Outcome to be achieved
<p>Urban Context</p> <p>Developments should provide active transparent and articulated building edges, avoiding long expanses of blank walls.</p> <p>Developments on Brice Avenue should feature verandahs along the frontage to provide a strong active pedestrian amenity along all edges.</p> <p>Developments should limit the impact of driveways and vehicles by utilizing undercroft or basement parking, and locating parking to the rear of the building where possible.</p>	<p>To encourage casual surveillance of the park from front gardens and balconies.</p> <p>To provide a strong active pedestrian edge along Brice Avenue.</p> <p>To maintain continuity and alignment of the building edge to Brice Avenue to physically define street space.</p> <p>To encourage pedestrian and bicycle permeability through the site and enhance connections to Hookey Park, village and train</p>

DDO – The Terrace Shopping Centre

Design requirement	Outcome to be achieved
<p>Developments should provide car parking for traders to the rear of the site. Parking should be concealed visually from residential areas and street.</p> <p>Developments should provide sufficient room in street frontages, open space and along the interface with Hookey Park for the planting of new canopy trees.</p> <p>Developments should provide sufficient room in street frontages for the planting of new canopy trees.</p>	<p>station.</p> <p>To maintain the vegetated character of the area.</p>
<p>Building Envelope</p> <p>New buildings should not exceed 16.5 metres (5 storeys) above natural ground level.</p> <p>Developments should provide variation in finish, colour or setback to side and rear walls.</p> <p>Siting and setback:</p> <ul style="list-style-type: none"> • Along Hookey Park – varied offset to allow for both active edges and residential interface. • Along Brice Avenue – generally build to property line while retaining significant oak tree at corner. • Along Bathurst Avenue and Charles Street – setback to allow minimum 3m wide landscape buffer. 	<p>To encourage a vertical mix of uses eg. commercial and offices with residential in the upper levels.</p> <p>To avoid bland, boxy, unarticulated building form.</p> <p>To limit the dominance of side and rear walls.</p> <p>To provide space for appropriate landscaping.</p> <p>To provide an active interface to Hookey Park.</p>
<p>Landscape design and open space</p> <p>Developments should include balconies or terraces in the upper levels that overlook the street below and Hookey Park.</p> <p>Front fences if required should be low scale (below 1.2 metres in height) and be at least 75% transparent or generally reflect the typical fencing style of the street.</p>	<p>To provide casual surveillance of public open space.</p>

DDO – Station Car Park Precinct

Design requirement	Outcome to be achieved
<p>Urban Form</p> <p>New buildings along Manchester Road should include verandahs for pedestrian amenity.</p> <p>Developments should provide pedestrian permeability and connection to the station.</p>	<p>To provide a strong active pedestrian edge along Manchester Road and the Brushy Creek Reserve.</p> <p>To encourage pedestrian and bicycle permeability through the site and enhance connections to the village and train station.</p>

DDO – Station Car Park Precinct

Design requirement	Outcome to be achieved
<p>Building Envelope</p> <p>New buildings should not exceed 14 metres (4 storeys) above natural ground level.</p> <p>Developments should recess and articulate upper levels. Avoid a bland, boxy, unarticulated building form.</p> <p>Developments should provide variation in finish, colour or setback to side and rear walls.</p> <p>Siting and Setback:</p> <ul style="list-style-type: none"> • Along Manchester Road – build to street frontage. • Along Brushy Creek – min. 10 metres setback from top of bank to allow for a 2.5 metre wide shared path and sufficient landscape buffer along the creek corridor. • Along railway line – sufficient to allow for a 2.5 metre wide shared path and a 3.5 metre min. width landscape buffer. 	<p>To encourage a vertical mix of uses (e.g. Shop top housing and/or offices over shops).</p> <p>To reduce the impacts of overlooking and visual bulk.</p> <p>To limit the dominance of side and rear walls.</p>
<p>Landscape design and open space</p> <p>Landscape should include a majority of local native and indigenous species with only local indigenous species in the Brushy Creek Reserve.</p> <p>Developments adjoining public open space should enhance surveillance of the public open space.</p> <p>Developments should be sited and designed to retain significant trees where possible.</p>	<p>To enhance public surveillance of the public open space.</p> <p>To provide attractive and well-landscaped open space.</p> <p>To provide landscaping which provides a sense of character and place.</p> <p>To provide a heavily vegetated edge along the Brushy Creek.</p>

DDO – Manchester Road Precinct

Design requirement	Outcome to be achieved
<p>Building Envelope</p> <p>Building heights should not exceed 7.5 metres (two storeys). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is setback so as not to be easily discernible from the opposite side of the street.</p>	<p>To ensure that commercial and industrial buildings complement the predominant building form in the area and be of high architectural quality.</p> <p>To ensure that building façades define the public realm and reflect the form and character of their surrounds.</p>
<p>Street pattern and quality</p> <p>Verandahs should be provided on the street frontage of</p>	<p>To enhance the distinctive built form</p>

DDO – Manchester Road Precinct

Design requirement

Outcome to be achieved

buildings to provide continuous weather protection.

Long blank walls should be avoided by incorporating wherever possible retail premises that abut the blank sides of such structures.

Any larger buildings that are likely to generate significant pedestrian movement should abut the street or be designed to provide a pedestrian connection with the street.

New buildings should be constructed with zero setbacks from the street frontage.

Buildings should provide an active interface with the 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.

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.

and streetscape characteristics of the town centre.

Car parking

Views of cars on upper level car parks should be screened from the public realm.

To provide safe and convenient on site car parking that has a minimal visual impact on public places.

To ensure that car parking is designed as an integral part of a development.

DDO Mixed Use Precinct

Design requirement

Outcome to be achieved

Street pattern and quality

Developments should locate car parking under or behind new buildings. Development on sites with existing car parks fronting main roads should provide improved car park landscaping.

Front fences are discouraged in this precinct, however, if required they should be low scale (below 1.2 metres in height) and be at least 75% transparent.

To maintain attractive streetscapes.

Building Envelope

Buildings should not exceed 11 metres (3 storeys) above natural ground level provided the lot is at least 1500 square metres. If the minimum lot size cannot be met building height should not exceed 9

To encourage a vertical mix of uses e.g. commercial and offices with housing in the upper levels.

DDO Mixed Use Precinct	
Design requirement	Outcome to be achieved
<p>metres (two storeys) above natural ground level.</p> <p>Buildings should not be setback more than 3.5 metres, allowing for high quality landscape development at the street interface.</p> <p>Side setbacks should be a minimum of 2 metres.</p>	<p>To ensure the scale and form of new buildings does not detract from the existing built character.</p> <p>To provide and maintain a high quality interface with the public realm.</p>
<p>Building materials</p> <p>New commercial and mixed-use buildings should incorporate articulated facades, fenestration, parapet treatments and other detailing, and materials which reflect the natural environment.</p> <p>Glazing and roofing materials should have low reflectivity.</p> <p>Developments should avoid the use of bold colours including strong corporate theme colours as a primary element in a design.</p>	<p>To ensure new commercial and mixed-use buildings are of high architectural quality.</p> <p>To utilise materials which reflect the natural environment.</p>
<p>Landscape design and open space</p> <p>Developments should ensure that space is available for planting and retention of large trees, and provide a majority of native and indigenous species.</p>	<p>To maintain an attractive town environment with native vegetation as a prominent feature.</p>
DDO Hookey Park Precinct	
Design requirement	Outcome to be achieved
<p>Urban Context</p> <p>New buildings should incorporate balconies to provide passive surveillance of Hookey Park.</p>	<p>To provide a strong active pedestrian edge along existing residential housing.</p> <p>To provide casual surveillance of public open space.</p> <p>To provide a sense of active interaction between Hookey Park and abutting residences.</p>
<p>Street pattern and quality</p> <p>Street frontages and open space should minimise setback while providing sufficient room for the planting of new vegetation.</p>	<p>To limit the impact of driveways along Station Street by blending materials and textures with the main structure.</p> <p>To maintain an element of natural landscape with visible vegetation.</p> <p>To maximise the visual</p>

DDO Hookey Park Precinct	
Design requirement	Outcome to be achieved
<p>Building Envelope</p> <p>Buildings should not exceed 11 metres (3 storeys) above natural ground level provided the lot is at least 1500 square metres, stepping down to existing residential areas. If the minimum lot size cannot be met building height should not exceed 9 metres (two storeys) above natural ground level.</p> <p>Garages and carports should not be visually intrusive when viewed from the street and should be located behind the rear of the building. Where possible vehicle access should be from the rear of the property.</p> <p>Siting and setback:</p> <ul style="list-style-type: none"> • Along Station Street, front setbacks should be approximately 3.5 metres. • Along the laneway, front setbacks should be approximately 2.0 metres. • Along Charles Street, front setbacks should be approximately 3.5 metres. • Adjacent to existing Charles Street housing, front setbacks should be approximately 3.5 metres. 	<p>relationship between dwellings and the public realm.</p> <p>To ensure the scale and form of new buildings does not excessively detract from the existing built character.</p> <p>To articulate the form and façade of buildings through the use of materials and colour, and to provide varied rooflines.</p> <p>To provide space for appropriate landscaping.</p>
<p>Landscape design and open space</p> <p>Developments should provide for front setback vegetation that does not obstruct passive surveillance of Hookey Park.</p> <p>Front fences if required should be low scale (below 1.2 metres in height) and be at least 75% transparent or generally reflect the typical fencing style of the street. It is desirable to avoid fences in the park setting.</p>	<p>To provide strong garden settings and encourage the use of the garden for casual visual surveillance.</p> <p>To encourage a mix of communal and private open space.</p>
DDO Brushy Creek Precinct	
Design requirement	Outcome to be achieved
<p>Urban Context</p> <p>Developments should provide articulated building edges, avoiding long expanses of blank walls particularly along pedestrian and bike routes.</p> <p>Garages and car ports should not be visually intrusive when viewed from the front street, being located to the rear of the building.</p>	<p>To provide a park interface with residential housing along the Brushy Creek Reserve and the bike path along the rail line.</p> <p>To provide for a variety of</p>

DDO Brushy Creek Precinct

Design requirement

Outcome to be achieved

	<p>housing types and sizes and compatible uses such as home offices, etc.</p> <p>To provide a strong visual connection to open space and Manchester Road for casual surveillance.</p> <p>To maintain an attractive streetscape and built form character.</p>
<p>Building Envelope</p> <p>Buildings should not exceed 11 metres (3 storeys) above natural ground level provided the lot has an area of at least 1500 square metres, stepping down to existing residential areas. If the minimum lot size cannot be met building height should not exceed 9 metres (two storeys) above natural ground level.</p> <p>Setback along Manchester Road should be a minimum of 3.5 metres.</p> <p>Setback along Brushy Creek should be a minimum of 7.5 metres from top of bank to allow for a 2.5 metre wide shared path and a sufficiently wide landscape buffer.</p> <p>Setback along bike path should be a minimum of 3.5 metres.</p>	<p>To ensure the scale and form of new buildings does not detract from the existing built character.</p> <p>To provide an attractive interface with public land.</p>
<p>Landscape design and open space</p> <p>New buildings should be sited and designed to retain the existing plane trees and any other significant trees on the site.</p> <p>Developments should provide a majority of native and indigenous species with only local indigenous species in the Brushy Creek Reserve.</p>	<p>To enhance surveillance of users of the public open space.</p> <p>To maintain the vegetated character of the area.</p>

DDO – Winyard Drive Precinct

Design requirement

Outcome to be achieved

<p>Urban Context</p> <p>New development or redevelopment should provide pedestrian access to, and visual interaction with, the Brushy Creek reserve to the rear.</p>	<p>To create a stronger presence of Brushy Creek in the study area, by strengthening the connections and consequently the township identity between Brushy Creek, abutting areas and the town centre.</p>
<p>Building Envelope</p> <p>Building heights should not exceed 7.5 metres (two</p>	<p>To ensure that commercial buildings complement</p>

DDO – Winyard Drive Precinct

Design requirement	Outcome to be achieved
<p>storeys). A third level may be permitted where the fall of the land will allow a building to remain no more than 7.5 metres in height at the Winyard Drive frontage.</p>	<p>the predominant building form in the area and be of high architectural quality.</p>
<p>Street pattern and quality</p> <p>Verandahs should be provided on the street frontage of buildings to provide continuous weather protection.</p> <p>Long blank walls should be avoided by incorporating wherever possible retail premises that abut the blank sides of such structures.</p> <p>Any larger buildings that are likely to generate significant pedestrian movement should abut the street.</p> <p>New buildings should be constructed with zero setbacks from the Winyard Drive frontage.</p> <p>Buildings should provide an active interface with the street and passive surveillance to all abutting streets and other public places using techniques such as clear glazed windows and upper level balconies.</p> <p>Reflective and opaque glazing is discouraged particularly on street frontages.</p>	<p>To contribute a distinctive built form and streetscape characteristics to the precinct.</p> <p>To ensure that building façades define the public realm and reflect the form and character of their surrounds.</p>

Map 1 to Schedule 9 to Clause 43.02 - DDO Precincts

