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SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

MONBULK TOWN CENTRE

1.0 Design objectives

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To reinforce Main Road as a centre of pedestrian activity.

To provide for development that enhances the appearance and operation of the town centre by complementing existing buildings and the town's landscape character.

2.0 Buildings and works

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A permit is not required to:

- Install an automatic teller machine.
- Alter 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.
- Construct an awning that projects over a road if it is authorised by the relevant public land manager.

The following requirements apply to an application to construct a building or construct or carry out works.

A permit may be granted to vary a design requirement set out in Table 1, providing that the relevant Design Outcome is met.

In Precinct 1 and Sub Precinct 1A (shown in Figure 3), an application that does not meet a design requirement must demonstrate how the development will achieve the relevant outcome.

Table 1: Precinct 1 (Main Road) and Sub Precinct 1A (44-58 Main Road)

Design Outcome	Design Requirement
<p>Built Form</p> <p>Improved pedestrian amenity with buildings that relate to the pedestrian scale.</p> <p>New development will contribute positively to any adjoining residential and public land.</p> <p>Building design will contribute positively to streetscapes.</p>	<p>New development should be no more than three storeys (10.5 metres).</p> <p>Any built form above 7.5 metres (including any roofed balcony structure) should be set back a minimum of 4 metres from the building frontage (Figure 1).</p> <p>Upper levels of building facades facing Main Road should present as a continuous built form with adjoining buildings, and should avoid side setbacks breaking the continuity of built form.</p> <p>Recess rear setbacks on levels 2 and 3 of commercial and mixed use buildings adjacent to residential and public land, In Precinct 1 (Figure 3), new buildings should be constructed to the front and side boundaries at ground level.</p>

	<p>In Sub Precinct 1A (Figure 3), buildings should be setback a minimum of 8 metres from the front boundary.</p> <p>New buildings should be located and shaped to accommodate natural features of the town centre including topography and significant vegetation.</p>
<p>Building frontages and activation</p> <p>Main Road is the centre of pedestrian activity.</p> <p>New development will assist to improve amenity and visual interest.</p>	<p>New development should reinforce the fine grain pattern of existing development in the town centre.</p> <p>Buildings should present frontages to Main Road.</p> <p>Provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.</p> <p>Buildings should provide a minimum of 70% clear glazing at ground level.</p> <p>Maximise physical and visual connections and viewlines between the street and commercial spaces.</p> <p>The facades of new development on corner lots should be detailed to provide visual interest from the secondary frontage, such as through articulation and windows.</p> <p>Limit any expanse of blank wall at ground level to a maximum of 2 metre width.</p> <p>Building designs should avoid bulky, unarticulated built form, and should include windows, awnings and balconies.</p> <p>Awnings should be provided on the street frontage of buildings to provide continuous weather protection, with a minimum 2.5m depth.</p> <p>Large format retail uses should be sleeved behind fine grain specialty retail built form addressing the street.</p>
<p>Safety</p> <p>New development will enhance the safety of streets and public places.</p>	<p>Locate principal entrances of residential uses within the ground floor façade to Main Road.</p> <p>Maximise opportunities to enhance passive surveillance of the public realm.</p> <p>Encourage under awning lighting to enhance pedestrian safety at night.</p> <p>Wall recesses should be less than 300mm deep along the street edges of buildings to avoid their use as concealment places.</p> <p>In landscape design, avoid creating areas of concealment between buildings and the public realm.</p> <p>Where fences are necessary for safety or security they should provide a sense of visual interest, such as integration with landscape design.</p>

<p>Design Detail</p> <p>Building construction will be durable, sustainable and attractive.</p>	<p>Building materials should be durable, sustainable and attractive, including timber and brick. Selective use of render elements is acceptable.</p>
<p>Landscaping</p> <p>Landscaping associated with new development will complement the town's landscape character and provide shade and improved pedestrian amenity.</p>	<p>Established canopy trees should be retained, protected and incorporated into the landscaping of sites in Sub Precinct 1A (Figure 3).</p> <p>Where opportunities for new landscaping exist, landscaping should incorporate indigenous species that complement existing landscape character in the town centre.</p> <p>Canopy trees should be planted wherever practical in open lot car parks to provide shade and visual interest.</p>
<p>Service and loading areas, bin storage and car parking</p> <p>Limited visibility of service and loading areas and car parking in the streetscape.</p> <p>Bin storage areas designed to avoid visual impacts on adjoining public spaces.</p>	<p>Locate service and loading areas and car parking to the rear of buildings.</p> <p>Screen views of service and loading areas and car parking from the public realm.</p> <p>All roof mounted mechanical equipment should be concealed by screens that are integrated into the design of the building.</p> <p>Provide facilities for the storage, collection and recycling of waste materials and screen them from view, with convenient access to Main Road for collection.</p>
<p>Traffic Access and Parking</p> <p>Minimise the impact of vehicle access and parking on the pedestrian amenity of the Main Road.</p> <p>Car parking will be visually unobtrusive and will include safely designed access points.</p>	<p>Provide car and loading access from the rear of the site, wherever possible.</p> <p>Car parking should be designed to be integrated into the built form.</p> <p>Design car parking with entry and exit points that provide safe vehicle and pedestrian access and movement, are well lit and clearly signed.</p> <p>Avoid car parking and significant level changes within the front setback.</p> <p>Provide underground or undercroft parking, wherever possible.</p> <p>Lighting in car parks should be unobtrusive and minimise high-mast poles and light spill beyond the car park.</p>

3.0

Subdivision

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None specified.

4.0 Signs

Advertising sign requirements are at Clause 52.05. All land located within the Commercial 1 Zone is in Category 1. All other land is in Category 4.

5.0 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 explaining how the proposal responds to the relevant Design outcomes set out in Table 1.
- Plans, elevations and a landscape plan to demonstrate adherence to the relevant Design outcomes set out in Table 1.
- Sight line diagrams showing the visual impact of upper levels on adjoining streetscapes and public spaces.

6.0 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:

- How the proposed development responds to its site and context.
- How the proposed development achieves the relevant Design outcomes in Table 1.

Figure 1 – Third storey building setback, indicative diagram (Main Road 26m road reserve)

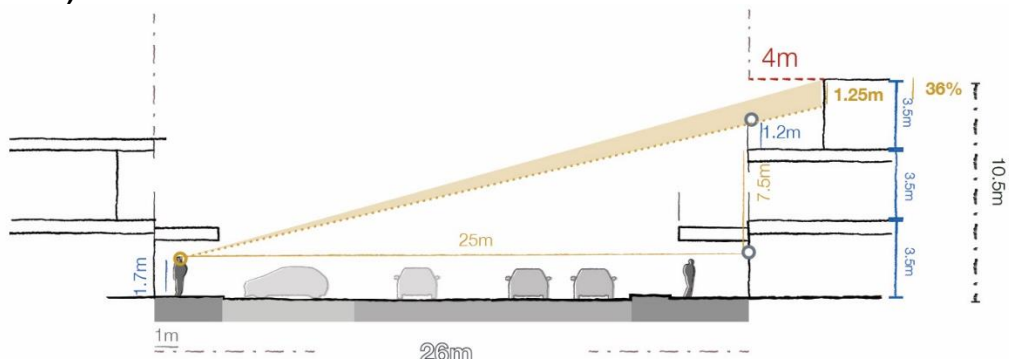


Figure 2 – Third storey building setback, indicative diagram (Main Road 20m road reserve)

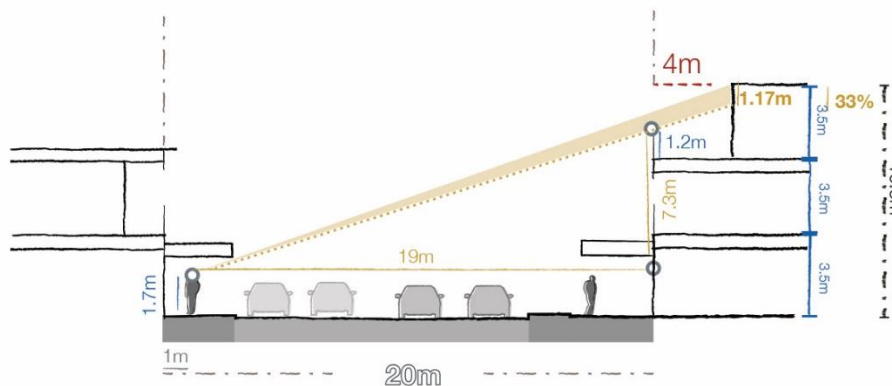
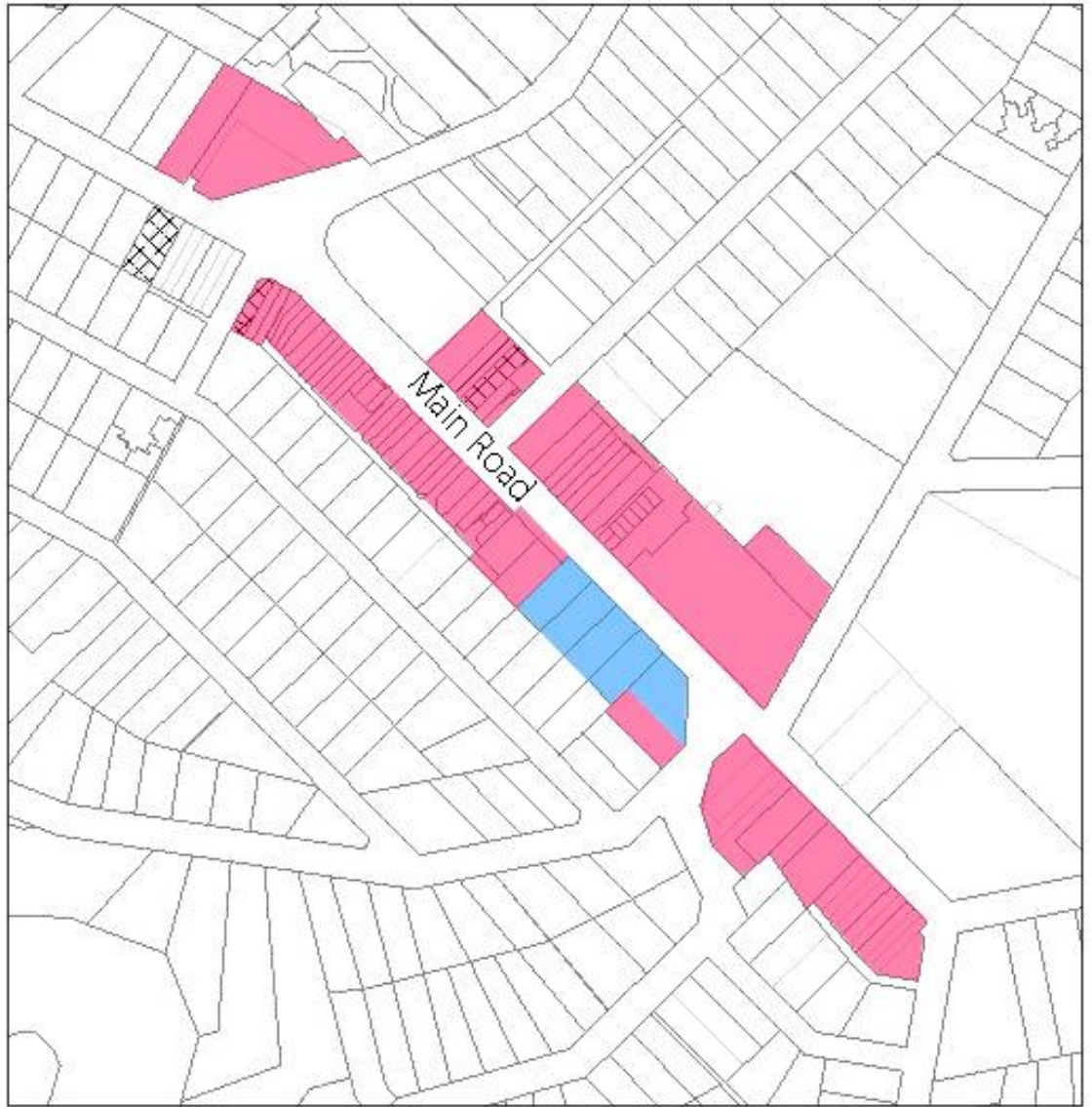




Figure 3 – Precinct Boundaries



Legend

-  Precinct 1 - Main Road
-  Sub Precinct 1 A - 44-58 Main Road

