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Proposed C131bawb

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

NEERIM SOUTH TOWN CENTRE

1.0

Design objectives

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To implement the strategies of the *Neerim South Urban Design Framework (2018)*.

To encourage high quality urban design and architecture that responds to the built form character of the town centre, respects the character and amenity of surrounding residential areas and achieves high amenity for users of the street.

To encourage high quality, fine (urban) grained building design that provides an attractive and articulated form when viewed from surrounding streets, laneways, car parks, and residential and rural areas.

To maintain and improve the provision and integration of quality public spaces, including streets, laneways, public car parks and other public spaces.

To maintain the key views and visual outlook to the agricultural and environmental surrounds.

2.0

Buildings and works

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A permit is not required to construct a building or carry out works for:

- An outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- An extension of an existing dwelling, if the increase in floor area is less than 50 square metres, the front setback is not altered and the building height requirements as shown on Map 1 are met.

A permit is required to construct a fence if one of the following applies :

- The fence is a front fence constructed of chain - wire mesh.
- The fence is a front fence and is more than 1.2 metres in height.
- The fence is a front fence and provides less than 50 percent transparency.
- The fence is on a side street boundary and is more than 1.2 metres in height for more than 40 percent of the side boundary length.

Design requirements

New development or an extension to an existing building should address the design requirements and outcomes to be achieved for the town centre as well as any design requirement specified for individual precincts in the following sections.

Building height and setback

Buildings should meet the following height and setback requirements:

- Development should comply with the preferred building height specified for each precinct in Map 1.
- Buildings should be setback the distance specified in the design requirements for each precinct in Map 2.

Building design

In all precincts, buildings should:

- Be well proportioned with respect to surrounding built form.

- Divide long continuous facades into smaller vertical sections, using variation in wall articulation, window openings, materials and colours.
- Incorporate contemporary design with finishes that reflect the rural character of the area, including, but not limited to; brick, stone, weatherboard and timber products.
- Incorporate any third level proposals into the roof form (ie. loft-style with dormer windows).
- Have all plant and rooftop equipment, bin enclosures and other service related structures concealed from the surrounding street views.
- Be designed with commercial verandahs or canopies consistent with the streetscape and extended to the kerb line.
- Use cantilevered verandahs on street frontages and avoid the use of posts.
- Have roof form that complements the prevailing character within the surrounding residential context (i.e. pitched, hipped or gable).
- Along Main Neerim Road, retain existing traditional built forms.

Active frontages

- Development should avoid blank, inactive walls on street frontages and encourage provision of passive surveillance.
- Commercial buildings should be designed to provide a minimum 70 percent active frontage at ground level.
- Pedestrian entries into buildings should be clearly visible, well-lit and directly face the street or adjoining public space to promote safety.
- In Precinct 4b new development should establish active interfaces with new accessways.
- Operable glazed frontages are encouraged for food and drink premises to improve integration with the street.

Pedestrian and vehicle access

- Development should facilitate the creation of pedestrian links and accessways as shown on Maps 1 and 2.
- The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.
- Development of sites fronting Main Neerim Road should provide for rear parking.

Landscaping

- Landscaping in setbacks should be consistent with Map 2.
- Existing canopy trees must be retained and incorporated into the site design of new buildings, including commercial buildings.
- Existing *Eucalyptus strezeleckii* (Strezelecki Gum) should be retained and incorporated into the site design of new buildings, including commercial buildings.

3.0

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Subdivision

None specified.

4.0

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Signs

The following requirements apply in addition to sign requirements for Category 1 signs in Clause 52.05.

- Business identification signage should be integrated into the design of the building and not be visually dominant.
- Signs should not protrude above the parapet and should be sited below the building eave.
- The proportion and scale of signage should complement the prevailing signage character in the streetscape.
- Signs should not be illuminated. Where illuminated signs are required, ensure light spill to nearby residential land is avoided.
- Street panel signs, sandwich board signs and projecting signs located above cantilevered awnings are discouraged.

5.0

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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 proposed development addresses the Design requirements of this Schedule and the preferred building heights and setbacks as shown on Map 1 and Map 2 of this Schedule.
- Elevation drawings and three-dimensional diagrams or visualisation showing the proposed building in the context of the surrounding buildings and the streetscape.
- For commercial developments with landscaped setbacks, a landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

6.0

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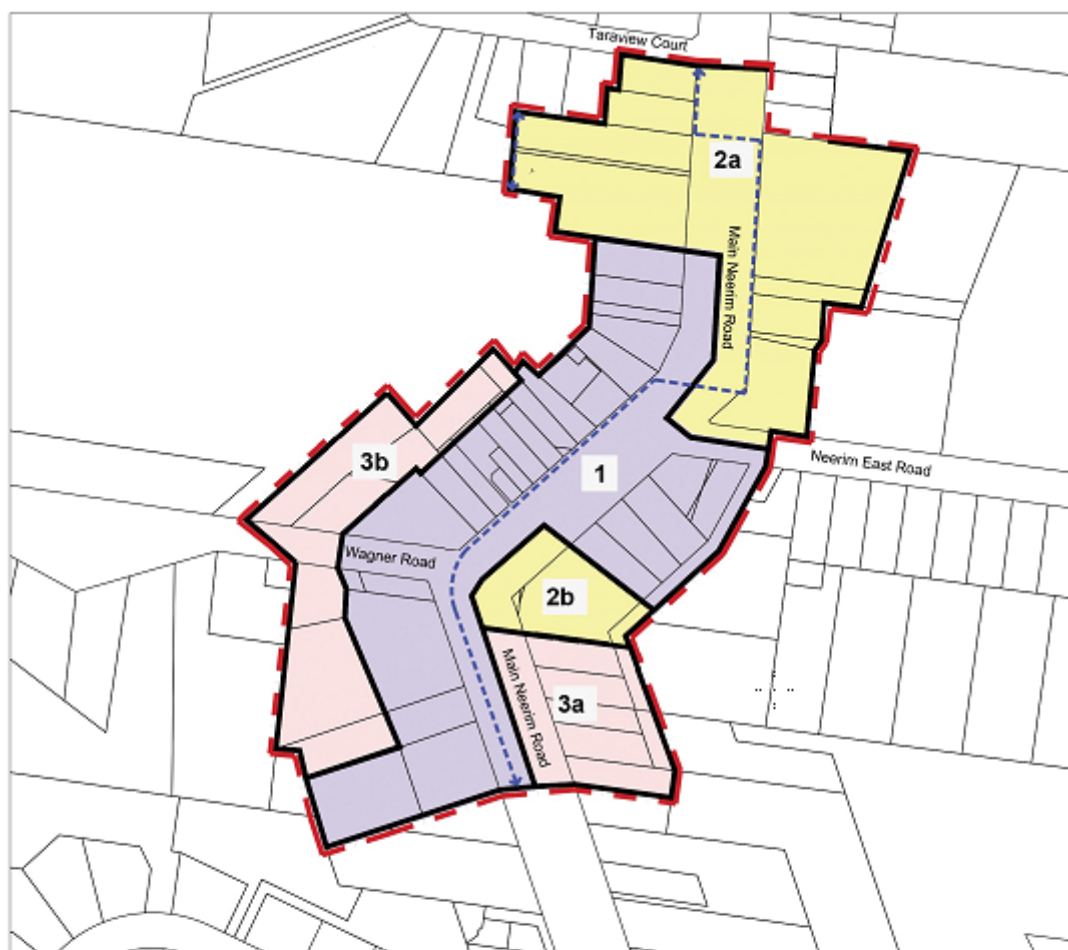
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Decision guidelines

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 is generally in accordance with the *Neerim South Urban Design Framework (2018)*.
- Whether the Objectives and Design requirements of this Schedule are satisfied.
- The architectural quality of the proposal, which includes the design, scale, height, materials, mass and visual bulk of the development in relation to the surrounding built form.
- Whether the proposal provides an active interface to street frontages and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether the proposal maintains the key views to the agricultural and environmental surrounds.
- Whether the materials and finishes of a proposed fence reflect the rural character of the municipality.
- The role of mature canopy trees and the native *Eucalyptus strezelickii* in contributing to the character of the area.

Map 1 – Precinct and Building Height Plan



LEGEND

- Town Centre Boundary
- Key Pedestrian Connection

Precincts and Preferred Building Heights

- Precinct 1**
Height up to 9 metres (1-2 storeys)
- Precinct 2**
Precincts 2a and 2b - Height up to 9 metres (1-2 storeys)
- Precinct 3**
Precincts 3a and 3b - Height up to 9 metres (1-2 storeys)

*Note: Building height is the vertical distance from natural ground level to the roof or parapet at any point.

Map 2 – Building Setbacks and Access Plan



LEGEND

- Town Centre Boundary
- Proposed Accessway
- Proposed Shared Accessway
- Built to Street Edge
- Landscaped Setback 3-10 metres
(Setback to be sympathetic to adjoining setback.
Landscaping to be provided in front setback)

