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Proposed C139bawb

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

YARRAGON TOWNSHIP CHARACTER

Refer to Map 1 for precinct boundaries.

1.0 Design objectives

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To implement the strategies of *Yarragon Structure Plan (October 2010)*.

To promote active frontages to streets, walkways and public spaces and ensure that pedestrian routes, streets, footpaths, open spaces and other public spaces are overlooked by buildings town and appropriately integrated.

To encourage high quality urban design that is responsive to the historic rural character and reinforces the locally distinctive features including the fine-grained building design, characteristics and landscape of the area (Precinct 1 and 2).

To encourage high quality building design that provides an attractive and articulated form when viewed from the Princes Highway (Precinct 3).

To ensure that development is of a low-rise scale design that is compatible with the streetscape character of the town and buildings are setbacks to achieve the desired spatial proportion of the street.

2.0 Buildings and works

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The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building design

- Building facade should be composed with an appropriate rhythm and proportion that respond to the character of the surrounding area.
- Buildings should be scaled appropriately to create an effective transition to buildings on adjoining sites.
- Provide a transitional building scale at the interface with heritage buildings.
- Buildings should be suitably capped with a pitched roof form or feature parapet street wall with pitched roof form behind with all plant and rooftop equipment concealed from the surrounding street views.
- The main roof of the buildings within Precincts 1 and 2 should have a pitch greater than 25 degrees.
- The dominant cladding of the building should be weatherboard, brick or rendered masonry with corrugated iron roofing.
- A combination of solid material and non-reflective glass is preferred to fully glazed shop fronts.

Active frontages

- Blank walls to Princes Highway should be avoided.
- In all areas, 70 per cent active frontage to each street should be encouraged.
- Development interfacing with the public car park accessed from Hanns Lane should include at least 20 per cent active frontage and integrate with the surrounding development.

Pedestrian and vehicle access

- Pedestrian entries into buildings should promote safety for building users and should be clearly visible, well lit and directly face the street or adjoining public space.
- Entrances and key pedestrian routes should provide adequate weather protection.
- All parking areas, including entry and exit points, should be well lit and clearly identified with signage.
- Vehicle access points should be separate from pedestrian access points where appropriate.

Landscaping

- Onsite parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces where appropriate.
- Vehicle crossovers within Precinct 1 should be minimised and where possible provided from laneways or secondary street frontages.
- Within Precincts 2 and 3, a small number of onsite carparks for vehicles may be located in the front setback provided that landscaping is provided around the perimeter of the carparks and that the car parks have a minimal visual impact on the streetscape.

Building height and setback

	Building height	Front setback
Precinct 1 – Boutique retail, tourism, offices, restaurant and arts	Retain the existing scale of built form character of 1-2 storey building height. Retain buildings of single storey scale at street frontage. Allow buildings up to two storey scale (9 metres) to top of hip or gable roof along the Princes Highway retail spine.	The ground floor of commercial development fronting the Princes Highway should have a zero boundary setback where appropriate. Two storey buildings should set back at the upper level at least 5 metres from the front boundary to avoid overshadowing of public streets.
Precinct 2 – Offices, bulky goods, business and commercial services	Retain the existing scale of built form character of 1-2 storey building height. Allow buildings up to two storey scale (9 metres) to top of hip or gable roof.	Buildings should be set back at least 5 metres from the front boundary to provide a transition between the town entry approach and Precinct 1. A landscaping buffer should be provided in the front setback.
Precinct 3 – Industrial	To preserve the scale built character of the town, retaining the 1-2 storey building height. Allow buildings up to two storey scale (9 metres) to top of hip or gable roof.	Buildings should be set back at least 7 metres from the front boundary to provide sufficient space for a landscaping buffer in the front setback.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Subdivision

None specified.

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Signs

Sign requirements are at Clause 52.05. All land located within Precinct 1 and 2 is in Category 1. All other land is in Category 2.

A permit for signage must meet the following requirements:

- Signage is to be integrated into the design of the building facade, surrounding streetscape and landscape setting.
- Signage should be of a size and height that is complementary to the built form of the building and surrounding landscape, and does not detract from public view lines.
- Sign structures and panels to be within parapet silhouette and architectural features so as not to visually dominate the building.
- Signs should be used for business identification purposes rather than product advertising and should not dominate or detract from the visual amenity, rural character or identity of the town.
- Signs should not be located on a fence.
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants.
- The following signs are strongly discouraged:
 - Promotion sign
 - Pole sign
 - Reflective sign
 - Internally illuminated sign

5.0 Application requirements

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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 responds to the Design objectives of this schedule.
- The report must demonstrate the design responses to the objectives.
- Elevation drawings showing the proposed building in the context of the surrounding buildings and the streetscape.

6.0 Decision guidelines

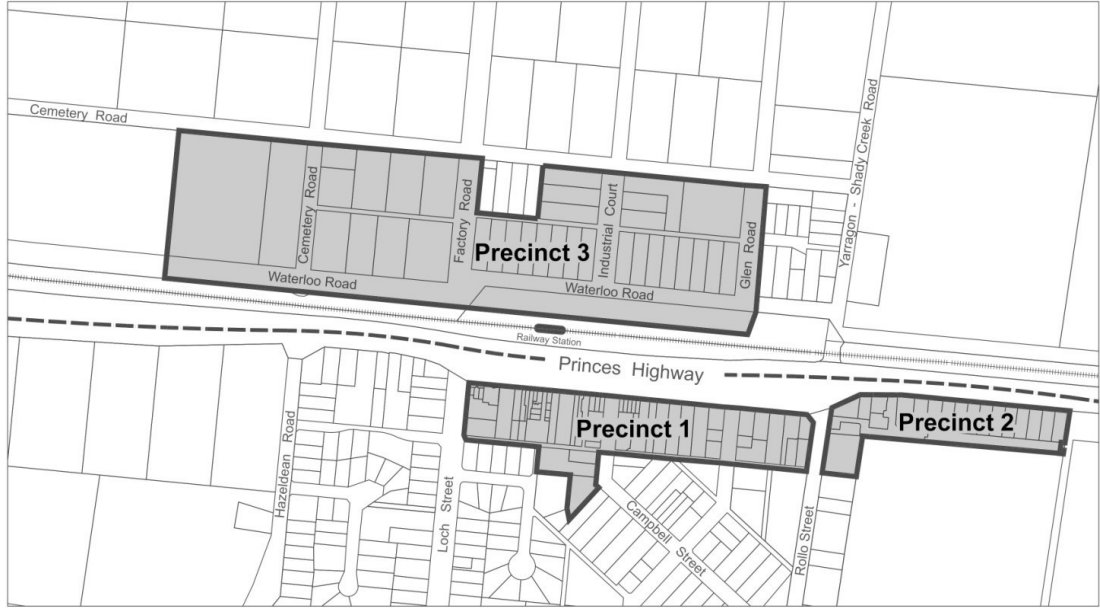
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The following decision guidelines apply to any application for permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal satisfies the design objectives and design requirements of this schedule.
- Whether subdivision is associated with a development proposal that supports the design objectives of this schedule and will not result in fragmentation of sites.
- Whether the appearance of a sign will have a detrimental impact on the visual amenity of the streetscape or the Princes Highway/Freeway.

BAW BAW PLANNING SCHEME

Map 1 to Schedule 5 to Clause 43.02



LEGEND

- Precinct 1- Boutique retail, tourism, offices, restaurants and arts
- Precinct 2 - Offices, bulky goods, business and commercial services
- Precinct 3 - Industrial