

14/01/2021
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SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

TRAFALGAR TOWN CENTRE

1.0

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Design objectives

To implement the design guidelines of the *Trafalgar Urban Design Framework (2018)*.

To encourage high quality urban design and architecture that is responsive to the built form character of the town centre and surrounding residential areas.

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

To promote active frontages to the street edge, including at the ground levels of buildings and provide passive surveillance opportunities to public spaces.

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Buildings and works

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

- An outbuilding (other than a garage or carport) provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height does not exceed 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 of this Schedule are met.

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

- The fence is a front fence and constructed of chain-wire mesh.
- The fence is a front fence and exceeds 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 exceeds 1.2 metres in height for more than 40 percent of the total length.

Design requirements

New development 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 this Schedule.

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 Map 2 for each precinct.
- Building height should not exceed the parapet height of any abutting heritage building with Princes Highway frontage.

Building design

Buildings should:

- Be well proportioned with respect to surrounding built form.
- Protect the public realm views to the Strzelecki Ranges.

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- Reflect the rural character of the area through use of natural building materials such as stone, brick, weatherboard and timber products, and the use of non-reflective surfaces and neutral, muted colours.
- Have long continuous facades divided into smaller vertical sections, using variation in wall articulation, window openings, materials and colours.
- Use non-reflective glass in commercial areas.
- Complement existing historic development in scale and height and retain the integrity of heritage buildings.
- Maintain view lines of the former Wesleyan Methodist Church from Princes Highway and Anzac Road.
- Incorporate any third level proposals into the roof form (i.e. loft-style with dormer windows).
- 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.
- Incorporate a roof form which complements the prevailing character within the surrounding residential context (i.e. pitched, hipped or gable), with a second storey incorporated into the roof form where possible.

Active frontages

- New developments should avoid blank, inactive walls on street frontages and encourage provision of passive surveillance.
- Operable glazed frontages are encouraged for food and drink premises to improve integration with the street.
- Buildings should be designed to provide a minimum 70 percent transparent front façade at ground level to the street and public car parking areas.
- In Precincts 2a and 3a, new development should establish new active interfaces with the car park and public space to the rear of the technology centre.
- Wide or consolidated frontages should incorporate breaks in building mass to reflect the existing residential form in the streetscape.

Pedestrian and vehicle access

- Development should facilitate the creation of pedestrian links as shown on Map 2.
- Pedestrian access points should be separate from vehicle access points.
- In Precinct 2b, new development should facilitate the creation of the accessway connecting to Kitchener Street, as shown on Map 2.

Car parking

- Development of sites fronting the Princes Highway and Contingent Street should provide for rear parking accessed from Depot Lane.

Landscaping

- Landscaping in setbacks should be consistent with Map 2.
- In Precinct 2a, an open landscaped area to the west of the former church should be retained. Planting near the northern boundary of the church site should be low profile to maintain views of the historic building from the Princes Highway.

- Existing canopy trees should be retained and incorporated into the site design.
- Landscaping and fencing treatments on sites adjoining an arterial road should not obstruct vehicle sight lines.

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Subdivision

None specified.

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Signs

The following requirements apply in addition to sign requirements in Clause 52.05.

- Signs should be integrated into the design of the building and not be visually dominant in proportion and scale.
- Signs should not project above parapet level or out from the building façade above verandah or canopy level.
- Internally illuminated signs are not encouraged.

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 objectives and requirements specified in this Schedule and meets the preferred building height setbacks shown in Map 1 and Map 2 of this Schedule.

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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 decision guidelines of the *Trafalgar 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.

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Map 1 – Precinct and Building Height Plan



LEGEND

-  Town Centre Boundary
-  Precinct Boundary

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

Precinct Heights

- Precinct 1**
Preferred building height up to 9 metres (1-2 storeys)
- Precinct 2**
Precinct 2a - Preferred building height up to 9 metres (1-2 storeys)
Precinct 2b - Preferred building height 9-11 metres (2-3 storeys)
- Precinct 3**
Precincts 3a and 3b - Preferred building height up to 9 metres (1-2 storeys)
- Precinct 4**
Precinct 4a - Building height up to 11 metres (1-3 storeys)
Precinct 4b - Building height up to 9 metres (1-2 storeys)



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Map 2 –Building Setbacks and Access Plan



LEGEND



- Town Centre Boundary
- Proposed Accessway
- Built to Street Edge
- Shallow Setback 1-2 metres
(Small setback to allow space for path widening to 3 metres wide along building edge)
- Landscaped Setback 3-10 metres
(Setback to be sympathetic to adjoining setback. Landscaping to be provided in front setback)
- Chamfered Building Corner
- Key Pedestrian Connection