

14/01/2021
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SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

LONGWARRY TOWN CENTRE

1.0

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Design objectives

To implement the design guidelines of the *Longwarry Urban Design Framework (2019)*.

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 encourage the inclusion of water sensitive urban design features within new developments.

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

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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 out-building 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 design requirements are met.

A permit is required to construct a front fence.

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 in the following sections.

Building height and setback

Buildings should meet the following height and setback requirements:

- Development should not exceed with the preferred building height of three storeys (11 meters).
- Buildings should be setback to the distance specified in Map 1.

Building design

Buildings should:

- Be well proportioned with respect to surrounding built form.
- Divide long continuous facades should into smaller vertical sections, using variation in wall articulation, window openings, materials and colours.
- 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 plant and rooftop equipment, bin enclosures and other service related structures concealed from the surrounding street views.
- Incorporate any third level proposals into the roof form (ie. loft-style with dormer windows).
- Be designed with cantilevered verandahs or canopies that are consistent with the streetscape, extended to the kerb line and avoid use of posts and barriers.
- Buildings and fences adjoining a railway line are designed to provide interface treatments that manage noise, glare and stormwater impacts.

Active frontages

- Development should avoid blank, inactive walls on street frontages and encourage provision of passive surveillance.
- Buildings should be designed to provide a minimum 70 percent transparent front facade 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.
- 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 access ways as shown on Map 1.
- The number of vehicle access points should be minimised and provided from laneways or secondary street frontages.
- Pedestrian access points should be separate from vehicle access points and pedestrian crossings clearly distinguished within the car parks.

Landscaping

- Landscaping in setbacks should be consistent with Map 1.
- The front setback landscape treatment should incorporate drought tolerant and hardy plant species and at least 50 percent of its area should be permeable.
- 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 requirements for Category 1 signs 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 the parapet level or out from the building facade above verandah or canopy level.
- Internally illuminated signs are not encouraged.

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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 and outcomes specified in 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.

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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 design guidelines of the *Longwarry Urban Design Framework (2019)*.
- 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 materials and finishes of a proposed fence reflect the rural character of the area.

Map 1 – Street Setback and Access Plan



LEGEND

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

