SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4.

EMERALD TOWN CENTRE

Precincts within the Emerald Town Centre are identified in Figure 1.

1.0 Design objectives

To achieve architectural and urban design outcomes that contribute positively to the character of the Emerald town centre.

To encourage a design solution that responds to the site topography and maintains the built form character of the Emerald town centre.

To maintain view corridors with the town centre and protect the Puffing Billy landscape corridor.

To ensure that car parking, vehicle access and service areas are visually integrated with the built form.

To ensure frontages are pedestrian oriented and add interest and vitality to the town centre.

2.0 Buildings and works

Permit requirements

A permit is not required to construct a building or construct or carry out works within the Arts and Community precinct, and Community and Recreation precinct where the buildings and works are carried out by or on behalf of the relevant Public Land Manager

Service and Mixed Use Precinct

Development should:

- Ensure that views are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views particularly along Belgrave-Gembrook Road. Consideration should be given to the views into the site from the gateway area at the crossing of the Railway line.

- Provide a strong landscape response and a contribution to the landscape character of the town, in particular the address to Belgrave – Gembrook Rd and the Puffing Billy landscape corridor.

- Provide building envelopes that are sympathetic to the scale, height and location of existing trees.

- Minimise the number of vehicle access points from Belgrave-Gembrook Road. This should also apply to any future service road access points.

- Where possible and practical (in relation to topography, amenity, accessibility, compatibility with neighbouring uses), vehicle access should be provided from the rear laneway.

- Ensure the use of appropriate colour schemes and materials that respond to the requirements of the Puffing Billy Landscape Corridor standards.

- Be of innovative design and a high standard of built form design and detailing, appropriate to the gateway location of this precinct.

The maximum building height should not exceed 2 storeys. Building height should also respond to topography (views; limited cut and fill) as well as amenity (adjoining uses) and streetscape context.

Front setbacks should be a minimum of 3.0 metres, however consideration will be given to reduced setbacks where it can be demonstrated that the reduced setback is in response to retention of existing vegetation, limiting cut and fill, protection of views and response to slope/elevation.
Setbacks from side and rear boundaries should be a minimum of 3.0 metres to allow appropriate space for canopy tree planting.

**Central Retail Precinct (Kilvington Drive)**

Development should:

- Ensure that view corridors are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views, particularly the views from Main Street and from the Puffing Billy Railway corridor.
- Provide a strong landscape response and the contribution to the landscape and streetscape character of the town, in particular the address to Kilvington Drive.
- Avoid the number of vehicle access points from Kilvington Drive.
- Ensure the use of appropriate colour schemes and materials that respond to the requirements of the Puffing Billy Landscape Corridor standards.
- Be of a design that respects the context, materials, colours and forms of existing built form in the precinct, without necessarily copying past styles.

Building height should not exceed 2 storeys. Building height should respond to amenity (adjoining uses) and streetscape context.

Front setbacks should be zero, consistent with existing setbacks.

Front setbacks for car parking should be avoided.

Active edges on street frontages and along all pedestrian connections to be provided, avoiding blank facades.

**Central Mixed Use Precinct**

Development should:

- Take advantage of the natural topography.
- Ensure that view corridors are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views particularly from Main Street and Murphy’s Way.
- Provide a strong landscape response and a contribution to the landscape character of the town, particularly the address to Belgrave – Gembrook Road. Front hedging and a density of canopy vegetation are desirable.
- Minimise the number of vehicle access points from Belgrave – Gembrook Rd and ensure site planning avoids steep driveways.
  - On the north side, encourage vehicle access and parking from the Madigan Way.
  - On the south side, encourage shared vehicle crossovers and rear car parking.
- Be of innovative design, with due regard and recognition of the surrounding village character, without necessarily copying past styles.
- Ensure the use of colour schemes and materials which:
  - Do not dominate the strong landscape setting, or within the streetscape.
  - Contribute to and strengthen a sense of place through the use of local and natural materials (such as timber and stone)

Building heights from natural ground level should be:

- South side maximum height presented to Main Street, not more than 2 storeys above natural ground level.
- North side maximum height presented to Main Street, not more than 2 storeys from the permanent footpath at the centre of the frontage of the site.

- Front setbacks should be 6.0 metres minimum, however consideration will be given to reduced setbacks where it can be demonstrated that the reduced setback is in response to retention of existing vegetation, limiting cut and fill, protection of views and response to slope/elevation. Front setbacks should be maintained as landscaped open space.

On the south side of Main Street, all developments should incorporate a public shared path as well as canopy trees, as a contribution to the development of ‘Emerald Link’.

Front setbacks for car parking should be avoided.

Building setbacks from side and rear boundaries should be a minimum of 3.0 metres to allow for canopy tree planting.

**Northern Retail Precinct**

Development should:

- Take advantage of the natural topography and capitalise on existing site features, forms and vegetation.

- Ensure that view corridors are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views particularly from Belgrave-Gembrook Road, Emerald – Monbulk Road and the recreation reserve.

- Provide a strong landscape response and a contribution to the landscape character of the town, in particular the streetscape address.

- Minimise the number of vehicle access points from Belgrave – Gembrook Rd and Emerald – Monbulk Road.

- Ensure design that respects the context, materials, colours and forms of existing built form in the precinct, without necessarily copying past styles.

Building height should not exceed 2 storeys. Building height should also respond to topography (views; limited cut and fill) as well as amenity (adjoining uses) and streetscape context.

Avoid setbacks for buildings fronting Main Street/Belgrave – Gembrook Road.

On Emerald – Monbulk Road, setbacks should be generally consistent with existing average setbacks and be maintained as landscaped open space.

Front setbacks for car parking should be avoided, however consideration will be given to maintaining existing car parking locations on the existing supermarket site.

**Arts and Community Precinct**

Development should:

- Ensure that view corridors are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views particularly along Kilvington Drive. Consideration should be given to the views from the Puffing Billy railway corridor and Emerald Primary School.

- Provide a strong landscape response and a contribution to the landscape and heritage character of the town and the address to Kilvington Drive.

- Provide building envelopes that are sympathetic to the scale, height and location of existing trees.

- Minimise the number of vehicle access points from Kilvington Drive.

- Provide permeability and direct connections between adjoining developments, with direct connections to Emerald Primary School encouraged.
Provide a design and the selection of appropriate colour schemes and materials that responds to the requirements of the Puffing Billy Landscape Corridor standards.

Provide a design that respects the context, materials, colours and forms of existing built form in the precinct.

Building height should not exceed 2 storeys. Building height should also respond to topography (views; limited cut and fill) as well as amenity (adjoining uses) and streetscape context.

Front setbacks should be a minimum of 3.0 metres, however consideration will be given to reduced setbacks where it can be demonstrated that the reduced setback is in response to existing setbacks in adjoining properties, retention of existing vegetation, limiting cut and fill, protection of views and response to slope/elevation.

**Community and Recreation**

Development should:

Ensure that view corridors are not unreasonably reduced, providing view corridors between buildings and ensuring retention of public views particularly from all main entry

Provide a strong landscape response and a contribution to the landscape character of the town and in particular respond to the context of the recreation reserve and the address to the main entry roads.

Provide building envelopes that are sympathetic to the scale, height and location of existing trees.

Ensure permeability by integrating new pedestrian connections with the circulation patterns and desire lines around the existing Library and Recreation Reserve.

Be of a high standard of built form design and detailing that is harmonious with the form and character of existing development.

In larger scale developments, provide varied building types and forms relative to human scale and create the appearance of several smaller buildings.

Building height should not exceed 2 storeys. Building height should also respond to topography (views; limited cut and fill) as well as amenity (adjoining uses) and streetscape context.

Front setbacks should be consistent with the setback of the Emerald Library.

**Advertising signs**

A permit is required for a sky sign, high wall sign or above verandah sign.

In all Precincts:

- Signs are to identify the location, name and nature of a business.
- Where buildings have a zero front setback, signs are to be located on buildings and generally be limited to a single awning sign or verandah sign, or within a built element.
- Where multiple businesses occupy a premise, a single sign should be displayed.
- Signs on windows are to be limited.
- Signage above verandahs and sky signs are discouraged.
- Illuminated signs are to be permitted only where it can be demonstrated that there is no detrimental affect on the amenity of the area.
- Signs should be integrated with the style and character of the building and surrounds.
- The size of signs is to be consistent with the scale of the building and its surrounds.
- Signage colours and graphics are not to detract from the amenity of the area.
• Signs are to be of a high standard and design quality.

In the Central Mixed Use Precinct and elsewhere where buildings are setback from the street frontage, signs should meet the following design guidelines:

• all signs should be located on buildings.

• where it can be demonstrated that topography and/or vegetation obscures sightlines to the buildings, signs may be stand alone pole signs.

• a single signage plate is allowable for each allotment and only one sign should be used whether there is a single or multiple businesses on the site.

• double sided signage plates are accepted.
Figure 1 - Precincts within the Emerald Town Centre