SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

BEACONSFIELD PRINCES HIGHWAY GATEWAY PRECINCT

1.0 Design objectives

- To achieve architectural and urban design outcomes that provide a functional built environment, promotes community and personal safety and contributes positively to the character of the Beaconsfield town centre.
- To establish a high quality built form which reinforces its strategic context as a prominent gateway to Beaconsfield town centre by providing an enhanced sense of arrival to Beaconsfield with a prominent built form in the north west corner of the precinct, consistent setbacks along Princes Highway and integrated car parking.
- To promote development which is sympathetic to the Cardinia Creek and Bob Burgess Reserve and provides passive surveillance of Cardinia Creek Parklands.
- To provide ground floor active frontages along Princes Highway through the provision of entrances and windows with clear glazing.
- To provide a high level of pedestrian amenity through the use of awnings, lighting and passive surveillance.

2.0 Buildings and works

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

- Buildings and works should be sited generally in accordance with the footprints shown in Figure 2.
- Buildings and works should meet the preferred maximum building heights specified in Table 1 of this Schedule. The preferred maximum building heights in Table 1 do not include a basement level where it projects no more than 1.2 metres above the natural ground level.
- Buildings and works should meet the preferred minimum building heights specified in Table 1 of this Schedule.
- Buildings and works should meet the design standards specified in Table 1.
- Buildings and works should include clear glazing to at least 50% of building façades at street level.
- Buildings and works should provide for articulated facades that provide visual interest and horizontal definition of floor levels.
- Buildings and works which include upper level entrances should be located in the primary street façade.
- Buildings and works with blank walls on front facades should be limited to a width of 2 metres.
- Buildings and works should provide continuous building frontages to the Princes Highway, unless providing a vehicle crossover or pedestrian connection.
- Buildings and works should set back upper floors from the street wall, to avoid the impression of building bulk and the domination of the public spaces.
- Awnings or canopies along building frontages and walkways should be at least three metres in width.
- Buildings and works should not include internalised malls that draw pedestrian movement and activity away from Princes Highway and Woods Street frontages.
- Colours and materials of new developments should complement the natural environment of the Cardinia Creek Parklands environment.

- Buildings and works should include balconies and windows to maximise passive surveillance of public realms and reserves.

- Buildings and works should provide pedestrian links to Bob Burgess Reserve and the Cardinia Creek Parklands.

- Buildings and works should provide pedestrian connectivity through footpaths and visual links between buildings and car parks and through the precinct.

- Buildings and works should provide lighting within car parking and pedestrian areas to improve safety and passive surveillance.

- Car parks should include provision for landscaping, including trees for shade and amenity.

- Vehicle crossovers with a maximum width of 7 metres. Car parking layout should be generally consistent with Figure 2 of this Schedule.

### Table 1 - Built Form Requirements for Specific Areas

<table>
<thead>
<tr>
<th>DDO Area</th>
<th>Preferred Maximum Building Height (metres)</th>
<th>Preferred Minimum Building Height (metres)</th>
<th>Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct A</td>
<td>15m (4 storeys)</td>
<td>11m (3 storeys)</td>
<td>A building should:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• have a zero metre setback to Princes Highway.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• be designed to address Princes Highway and Bob Burgess Reserve.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>• be orientated at a 90 degree angle between Princes Highway and Cardinia Creek to signify a gateway threshold into Beaconsfield from the north.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• provide basement car parking.</td>
</tr>
<tr>
<td>Precinct B1 &amp; B2</td>
<td>11m (3 storeys)</td>
<td>8m (2 storeys)</td>
<td>A building should:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• provide an active frontage and passive surveillance to Cardinia Creek and Bob Burgess Reserve.</td>
</tr>
<tr>
<td>DDO Area</td>
<td>Preferred Maximum Building Height (metres)</td>
<td>Preferred Minimum Building Height (metres)</td>
<td>Design Standards</td>
</tr>
<tr>
<td>----------</td>
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</tbody>
</table>
| Precinct C | 11m<br>(3 storeys) | 8m<br>(2 storeys) | A building should:  
- have a maximum setback of 3 metres to the west boundary.  
- provide for car parking that is integrated with the built form. |
| Precinct D1 | 8m<br>(2 storeys) | N/A | A building should:  
- have a zero metre setback to Princes Highway.  
- provide for car parking that is located to the rear of the building. |
| Precinct D2 | 15m<br>(4 storeys) | 11m<br>(3 storeys) | A building should:  
- along its frontage to Bob Burgess Reserve provide a 6 metre setback.  
- be orientated at a 90 degree angle between Princes Highway and Cardinia Creek to signify a gateway threshold into Beaconsfield from the north.  
- provided basement car parking. |
| Precinct E | 11m<br>(3 storeys) | 8m<br>(2 storeys) | A building should: |
### Design Standards

<table>
<thead>
<tr>
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<th>Preferred Maximum Building Height (metres)</th>
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<th>Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>• have a minimal and consistent setback to Princes Highway.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• provide for car parking that is located to the rear of the building.</td>
</tr>
</tbody>
</table>

#### Subdivision

None specified.

#### Signs

None specified.

#### 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 comprehensive site analysis and urban context report which demonstrates how the proposed buildings or works achieve the design objectives at Clause 1.0, the built form requirements in Clause 2.0 and Figures 1 and 2 of this Schedule.

- If an application is to exceed the preferred maximum building height as specified in Table 1, the application must demonstrate how the development will continue to achieve the design objectives at Clause 1.0 the built form requirements of Clause 2.0 and Figures 1 and 2 of this Schedule.

- If an application does not achieve the preferred minimum building height as specified in Table 1, the application must demonstrate how the development will continue to achieve the design objectives at Clause 1.0, the built form requirements of Clause 2.0 and Figures 1 and 2 of this Schedule.

#### 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 design, form, layout and scale of the development is consistent with the overall concept for the site as shown in Figure 2.

- Whether a proposal that seeks to vary a built form requirement can still achieve the design objectives of Clause 1.0 of this Schedule.

- Whether the proposal is generally in accordance with the design requirements of Clause 2.0 and the precinct design standards in Table 1 of this Schedule.

- Whether a proposal that seeks to exceed the maximum building height still achieves the design objectives of this Schedule.
- Whether a proposal that does not achieve the minimum building height still achieves the design objectives of this Schedule.
- Whether the proposal has a positive impact on pedestrian amenity, through landscaping, lighting, and passive surveillance from surrounds.

FIGURE 1 – BEACONSFIELD PRINCES HIGHWAY GATEWAY PRECINCT PLAN

FIGURE 2 - BEACONSFIELD PRINCES HIGHWAY GATEWAY CONCEPT PLAN