

15/12/2011
C82(Part 1)

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

ECHUCA TOWN ENTRANCE GATEWAY

1.0

12/05/2011
C78

Design Objectives

To create an attractive town entrance that promotes Echuca's riverine environment and historic character.

To respect the historic residential and commercial development of Echuca.

To ensure the siting and design of new development respects the existing built character and scale of the area.

To ensure that new development address the main thoroughfares so that sense of arrival into Echuca is created by appropriate built form.

To ensure that signage does not dominate the streetscape image or lead to visual clutter.

To promote robust, suitably scaled landscape treatments that;

- Integrate the built form
- Provide an appropriate scale
- Reduce its visual impact, and
- Provide an attractive gateway that reinforces the riverine character

To ensure appropriate interfaces between the commercial, residential, civic and riverine environments are provided.

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Buildings and Works

All buildings and works should comply with the following requirements:

Building Height

- Building height should complement the character of the area.
- Buildings should not exceed a maximum height of three stories or 10 meters, (which ever is the lesser) above natural ground level. The third level should be recessed from street frontages and side elevations to minimise bulk and scale.

Façade Height

- The Façade Height is the vertical distance between the natural ground level and the point where the façade joins the roof or upper storey decking. Where the application is for the extension of an existing building, the calculation of height will include the footprint of the existing building and the proposed building.
- Façade height should complement the character of the area.
- A Façade Height should not exceed two stories above natural ground level or 8 metres (which ever is the lesser).

Building Bulk and Mass

- Buildings should be articulated so that the overall bulk and mass of the building does not compromise the characteristic scale and pattern of the area.

Building Setbacks

- Building setback from the front, side and rear boundaries should complement the character of the area, and the amenity of adjoining properties.
- A zero line setback may be considered by the responsible authority for the properties listed below:
 - Lot 1 on TP880037 being 2-4 Percy Street, Echuca;
 - Lot 2 on PS410534 being 200-208 Anstruther Street, Echuca.

Carparking, Garages and Outbuildings

- Garages, outbuildings and areas allocated for the parking of vehicles should be sited to minimise visibility from the street and be designed to be consistent with the character of the area.
- Driveways should be developed with an impermeable surface wherever possible.

Building Materials and Colours

- Building materials and colours should respect the existing desired character of the area.
- Preferred building materials are brick, timber and corrugated iron, though contemporary materials will be considered so long as they are complementary of existing buildings and contribute to the preferred neighbourhood character.

Fences

- Fences, where proposed, should consider the heritage context of the precinct/neighbourhood and be constructed of materials and to a form that contributes to the desired character.
- Any front fencing should be permeable and should have a maximum height of 1.2 metres.
- Chain wire or mesh/cyclone mesh fencing is not encouraged.

Side Fences

- Chain wire or mesh/cyclone fencing is not encouraged.

Rear Fences

- Chain wire or mesh/cyclone fencing is not encouraged.

Site Coverage

- The combined site coverage of buildings and impermeable surfaces should respect the pattern of building and open space characteristic of the area.

Frontage

- Buildings should provide an attractive and active edge to the street and enable passive surveillance of the street.

Roof Pitch

- Building roof form and pitch should be designed to complement the dominant character of the immediate neighbourhood and should contribute positively to the streetscape.
- Avoid curved roof forms that are not in character with this precinct.

Application Requirements

- An application should be accompanied by a report that demonstrates how the application satisfactorily responds to the objectives and requirements of this schedule.

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Advertising Signs

- New development should avoid:
 - Projecting advertising signs above verandah level.
 - Internally illuminated advertising signs.
 - Advertising that is not contained within the built form.

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Exemption from notice and review

An application under this overlay 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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Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the bulk, location and external appearance of any proposed buildings and works will be in keeping with the desired riverine and historic character and appearance of adjacent buildings, the streetscape and the area.
- The impact of any proposed sign, accessway, fence, utility service, landscaping or other minor works in a setback area on the streetscape and the area.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The layout (including pedestrian and vehicle movement) and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- Whether the development will result in change which is not in keeping with the character and appearance of adjacent buildings, the streetscape and the area.

Reference Documents

- Campaspe Entrances Strategy, tba Planners, July 1998