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C162**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

UPPER FERNTREE GULLY ACTIVITY CENTRE**1.0 Design objectives**10/08/2017
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To protect and enhance key views to the Dandenong Ranges and connection with the Foothills' landscape from within the Upper Ferntree Gully Activity Centre.

To require the scale of development within the Activity Centre to maintain the sense of containment the Activity Centre has within the Dandenong Foothills, and retain the Dandenong Ranges as a visually dominant backdrop.

To support development that maximises the opportunity for commercial activity.

To require development to be of a high architectural design standard.

To provide for the adaptive re-use of buildings.

To provide high levels of internal amenity within developments.

To require development to provide a high standard of universally accessible design to and within buildings in order to support people of all abilities.

To minimise the visual impact of car parking on and limit vehicle access over Active Frontage Areas in order to enhance streetscape character.

To require development in flood risk areas to effectively manage risks to life, property and the environment.

To provide a high quality and safe pedestrian environment and public realm.

To provide for the potential future public open space along William Street and the development of Rose Street as a shared pedestrian/vehicular zone and focal point for community activity and events.

To require that development complements heritage and locally valued buildings.

To avoid unreasonable detriment to the amenity of existing residential areas outside the Activity Centre.

To require advertising signs to complement and maintain the visual dominance of the Dandenong Ranges and Foothills, and to contribute to a high quality public realm.

To facilitate the fly tower for the 1812 Theatre Company and strengthen its role in developing arts and culture in the municipality and enhance it as an attraction for visitors to the Activity Centre.

2.0 Buildings and works10/08/2017
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A permit is not required for:

- An alteration to an existing building façade, provided that:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a footpath if it is authorised by the relevant public land owner.
- Building and works for signals (and related controls buildings), new tracks, track-work and realignment, train stabling, overhead powerlines, gantries, railway power requirements, compliance with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002 or the like.

- Extension to an existing dwelling or construct buildings and works ancillary to a dwelling if the height of the building or works is 9 metres.

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

Building height

- A building must not exceed a maximum number of 9 metres and 2 storeys in height, except for if otherwise shown on Map 1.

A permit cannot be granted to construct a building which is not in accordance with this requirement.

- A building must not exceed the maximum building height as shown on Map 1, except for:
 - Increases to minimum finished floor levels to accommodate requirements of the relevant floodplain manager.
 - that part of a building that is an architectural feature that serves a decorative purpose; or
 - building services located on the roof provided views to the Dandenong Ranges and the Foothills from the public realm are maintained; or
 - a pitched roof form, provided views to the Dandenong Ranges and the Foothills from Key Public Realm Viewlines, as shown on Map 1, are maintained.

Siting and setbacks

- Setbacks must be in accordance with the requirements set out in Table 1 and Map 1 of this Schedule. Buildings on a corner site must be designed to emphasise the corner location and address both street frontages.

Building design

- Buildings which front onto a Primary or Secondary Active Frontages Areas, must have:
 - minimum ground level internal ceiling heights of 3.6 metres, from finished floor level (FFL) to finished ceiling level (FCL); and
 - minimum internal ceiling heights of 2.7 metres, from FFL to FCL in levels above ground level.
- Buildings must be of a high architectural standard incorporating responses such as:
 - articulating the building form and façades by using different colours and materials, avoiding sheer walls, and through the use of window openings and setbacks; and
 - using of high quality materials.
- Buildings must provide for significant articulation and variation to upper levels in order to avoid dominating Key Public Realm Viewlines to the Dandenong Ranges, to the north, east and south of the Activity Centre.
- Require development to capitalise on upper level views to the Dandenong Ranges.
- Buildings must provide for a high level of internal amenity, by incorporating measures such as providing:
 - a high level of natural light to habitable rooms and providing appropriate forms of shading;
 - balconies or habitable room windows to capture the Key Public Realm Viewlines to the Dandenong Ranges; and
 - largely transparent upper level balconies and balustrades to facilitate sunlight penetration into the development and maintain the openness of the Key Public Realm Viewlines; and

- noise attenuation measures for dwelling uses and where development fronts onto Burwood Highway.
- Building facades on wider lots must be broken up to reinforce the existing pattern of fine-grain shop fronts by incorporating measures such as:
 - providing vertical articulation which reflects the existing fine grain pattern of existing shop fronts which are 5 to 7 metres wide; and
 - dividing roof forms on larger buildings into distinct sections reflective of the roof proportions of existing buildings.
- The design of roofs must protect the Key Public Realm Viewlines and Key Activity Centre Arrival Views.
- Services, plant, and loading areas must be located away from the Residential Interfaces and be incorporated into the design of buildings and screened from public view.
- New buildings must maintain the visual prominence of, and sightlines to, the Royal Hotel and Visitors Information Centre when these buildings are viewed from the public realm.

Colours and Materials

- Buildings must incorporate a mix of contemporary and traditional materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing.
- External building walls must be finished in muted tones, finishes and colours that reflect the landscape setting of the Foothills, and must avoid the excessive use of colours that contrast strongly with the dominant colours of the Dandenong Ranges and Foothills.
- External walls, vulnerable to graffiti, must incorporate vertical landscaping or other integrated deterrent measures.

Active Frontages

- Buildings adjoining a Primary or Secondary Active Frontage must:
 - have a continuous and active building edge to the frontage;
 - use clear glazing and avoid reflective, tinted or obscured window coverings;
 - avoid blank walls and provide visual interest and interaction at street level;
 - if on a corner site, emphasise the corner through facade articulation and roof form;
 - avoid views of car parking, waste, storage, loading or service areas from the frontage;
 - use landscaping as a visual separation between the public realm and private areas instead of obscured fencing;
 - avoid fencing which is more than 50% obscured; and
 - avoid landscaping which obscures active surveillance of the public realm from private areas.
- Any residential frontage at ground floor level adjoining a Primary Active Frontage must not exceed 2 metres.

Walkability

- Development must prioritise and enhance the pedestrian experience and connectivity to Activity Centre Pedestrian Links as shown on Map 1 to this clause.
- Buildings must incorporate verandahs and other forms of continuous weather protection along Primary Active Frontages (as shown at Map 1 to this Schedule).

- Development must provide universally accessible pedestrian access points which are clearly visible and identifiable from the street, integrated into the main entrance of the building, and are provided within the property boundary.
- Residential entries must be distinguished from retail and commercial entries.

Car parking

- Car parking areas must:
 - incorporate paving treatments to indicate pedestrian priority;
 - provide contiguous pedestrian routes which are suitable for all levels of mobility;
 - minimise number of driveway crossovers and provide clear pedestrian access routes to reduce pedestrian/vehicle conflicts;
 - incorporate a high level of tree planting to soften the visual impact of large areas of parking and to enhance pedestrian comfort; and
 - be screened from view of the street and integrated into the design of the development.

Stormwater and flood management

- Development must be sited, set back, and designed to comply with the freeboard requirements of the floodplain authority to avoid the risk of flood inundation.
- Where appropriate, development must have regard to the requirements of the Guidelines for Development in Flood Prone Areas (Melbourne Water 2008), or other relevant provisions by the floodplain authority.
- Stormwater must be managed on-site so that off-site impacts are minimised.

Heritage and built form character

- New development adjoining or opposite a heritage overlay (as specified in Map 1 to this Schedule) must be designed to respect the appearance and significance of that building.

Landscaping

- The setback to a Landscape Active Frontage Area or a Secondary Landscape Active Frontage Area must:
 - comprise landscaping which complements the vegetation of the Foothills landscape and any adjoining vegetation in the public realm.
 - retain significant vegetation on or adjoining the property.
 - comprise only of landscaping and permeable areas, with the exception of any retaining walls, driveways and pathways.
 - not contain utility and service structures such as rainwater tanks or electrical meters.

3.0

Subdivision

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None specified.
See 43.02-3 for relevant provisions.

4.0

Advertising Signs

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In addition to the requirements at Clause 52.05 and any applicable local policy, advertising signs must:

- be of a scale, design and location that complements the Dandenong Ranges and Foothills landscape setting;
- be kept to a minimum by consolidating information;
- not incorporate digital images, animation, flashing, bright or reflective surfaces;

- be limited to one under verandah sign per frontage, located perpendicular to the façade, and one sign on the awning facing the road; and
- must not interrupt Key Activity Centre Arrival Views or Key Public Realm Viewlines.

5.0 Decision guidelines

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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:

- objectives and policies of Clause 22.14; and
- Upper Gully Strategic Plan (January 2017)

See 43.02-5 for relevant provisions.

6.0 Reference

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Upper Gully Strategic Plan (January 2017)

Guidelines for Development in Flood Prone Areas (Melbourne Water 2008)

Table 1 – Height and setback requirements

To be read in conjunction with Map 1.

Setback or Interface	Requirement
Primary Active Frontages and Secondary Active Frontages Setback	A building adjoining a Primary Active Frontage area or Secondary Active Frontage area must be located on the street boundary at ground level.
Primary Landscaped Active Frontages Setback	A building adjoining a Landscape Active Frontage area must have a minimum setback of 5 metres at ground level to accommodate the retention and/or planting of canopy trees.
Secondary Landscaped Active Frontages Setback	A building adjoining a Secondary Landscape Active Frontage area must have a minimum setback of 3 metres at ground level to accommodate the retention and/or planting of trees and vegetation.
Upper Level Setback	Upper level setbacks for two storey buildings to Dawson Street must be a minimum of 2 metres. Upper level setbacks for two storey buildings to other streets – none specified. Second level setback for a three storey building – none specified. Upper level setback for three storey buildings must be a minimum of 2 metres.
Residential Interface	A building at a Residential Interface must provide side and rear setbacks in accordance with Standard B17, B21 and B22 of Clause 55.

Map 1 – Building Heights & Setbacks

To be read in conjunction with Table 1.

