

20/11/2014  
C85**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO10**.**CROYDON MAJOR ACTIVITIES AREA****1.0****Design objectives**12/09/2013  
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- To create an attractive and distinct built environment that supports a range of activities in the Croydon Major Activities Area.
- To intensify built form in the centre by filling empty sites, capitalising on key intersection sites and creating improved interfaces.
- To ensure that development acknowledges and responds to the context and physical characteristics of the Croydon Major Activities Area, particularly by reinforcing its unique ridgeline setting.

**2.0****Buildings and works**12/09/2013  
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A permit is required to construct a fence.

A permit cannot be granted to exceed the building heights identified in Map 1 to this Schedule. This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

For the purposes of this Schedule, the height restrictions do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the equipment is designed, screened and finished in non-reflective material and of a colour to the satisfaction of the responsible authority.

Buildings and works must be constructed in accordance with the following requirements:

**Streetscape interface and active frontages**

- Ensure development identifies and respects any sensitive interfaces such as residential areas, parklands or heritage buildings.
- Ensure street facades are active, including clear glazing that allows a visual connection between the building occupants and people on the street, entrances are accessed directly from principal street spaces.
- Ensure development with public car parks at the rear provides active frontages onto this space and provides for pedestrian movement through shops.
- Avoid large expanses of blank or solid facades at street level.
- Provide continuous weather protection for pedestrian activity along retail streets through the provision of verandahs or canopies.
- Maintain a continuous setback line in retail or business areas where buildings are set up to the property line to create a well defined edge to the street space and a continuous

built form. Ensure crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.

- Provide landscaped setback spaces for offices and other industrial/commercial development to soften and frame the built form.

#### **Built form, design, public and private open spaces**

- Maximise built form potential for each site and limit the amount of site area used for surface car parking.
- Design buildings to create a sense of human scale and interest in the streetscape through the incorporation of elements of traditional residential and commercial design, materials and finishes found in the Croydon Major Activities Area, including pitched roofs, parapets, brick work, timber cladding and rendered finishes with articulated facades, fenestration and a range of materials and other detailing.
- Require buildings to overlook open space to improve the safety of the parklands via passive surveillance and encourage increased pedestrian traffic.
- Ensure dwellings have a street address even when located above shops. Avoid sharing entrances to residences with shops or businesses.
- Promote the creation of new public spaces.
- Ensure buildings are located and orientated to minimise adverse amenity impacts from adjoining uses such as shops or cafes. In mixed use developments, or those near other uses, provide adequate acoustic insulation.
- Higher density residential development on the edges of the Croydon Major Activities Area is to provide a transitional scale to adjoining established residential areas, including adequate landscaping. A transitional scale should also be provided to sites adjoining a sensitive interface, including open spaces, residential areas and sites of identified heritage significance.
- Ensure that developments on sites adjacent to heritage buildings are respectful of their design, appearance and significance.

#### **Height**

- Higher scale landmark buildings must:
  - Emphasise the entry points to the Croydon Major Activities Area at the key intersections of Main Street, Mount Dandenong Road, Hewish Road, Croydon Road and Coolstore Road.
  - Interpret the valued character of the Town Centre using innovative and high quality design that assists in defining the street space, rather than providing imposing or visually dominant built form that is out of context with the current or preferred future character of the area.

#### **View lines**

- Retain principal public views to the Dandenong Ranges and Wicklow Ridgeline that are an important part of Croydon's character, including providing articulated building forms with spaces between buildings at upper levels, to ensure views are retained between buildings.
- Ensure development adjoining or opposite Croydon Park and Town Park retain views to the Dandenong Ranges and Wicklow Ridgeline. Maximise open views across the parkland and to the Dandenong Ranges from buildings along James Kerr Way and the rear of the Arndale Centre.
- Retain key public views from the Croydon Major Activities Area and future built form assisting in framing these views, including:
  - Glimpses of the Croydon Park available from the seating area in Main Street at the end of Hewish Road.

- Towards the Wicklow Ridgeline along Hewish Road and Lacey Street.
  - Views from the Croydon Market site towards the Dandenong Ranges (new development of the site could include picture windows or terraces that are afforded expansive views of the Dandenong Ranges).
  - Views of the Dandenong Ranges and Wicklow Ridgeline from the eastern edge of the Civic and Community Precinct, providing additional opportunities for park users to enjoy these views from landscaped seating areas.
- Ensure buildings on the Arndale site are limited to maintain views towards the Wicklow Ridgeline.
  - Ensure new development to the west of James Kerr Way can gain access to views across Croydon Park to the Dandenong Ranges from higher levels of buildings.
  - Development must be designed to ensure that public views to the Dandenong Ranges are protected for key vantage points along Mountain Hwy (between Church Street and Railway Parade).

#### **Signage**

- Ensure signage associated with shops and businesses is attractive and does not dominate buildings, streetscapes or vistas, or detract from or block key views. Minimise visual clutter of signage above verandas.

### **3.0**

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#### **Subdivision**

A permit is not required to subdivide land.

### **4.0**

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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 will
- be in keeping with the character and appearance of adjacent buildings,
- The impact of development on views within the Town Centre and to the Dandenong Ranges and Wicklow Ridgeline.
- Whether the impact of development contributes towards a positive urban design, image and the overall landscape concept.
- The development of connected accessible links through built form.
- The provision of active frontage with weather protection elements that encourage a pedestrian friendly environment.

### **5.0**

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#### **References**

Croydon Town Centre Structure Plan, Planisphere, July 2006

MAP 1 TO SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

BUILT FORM



Croydon Activity Centre boundary



Railway Line



Landmark sites



Residential interface



Park interface



Opportunities for views from upper levels of development



Opportunities for views from private land



Buildings built to front boundary and weather protection



Buildings built to front boundary



Maximum height of 3 storeys with a 2 storey street interface



Maximum height of 4 storeys with a 2-3 storey street interface



Maximum height of 4 storeys with a 3 storey street interface

