

28/11/2013
C102**SCHEDULE 4 TO THE DESIGN & DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DD04****ELGIN BOULEVARD - WODONGA****1.0**28/11/2013
C102**Design Objectives**

- To implement design and development guidelines for the Elgin Boulevard street frontage extending from High Street through to Watson Street.
- To develop Elgin Boulevard as a principal entry point and axis to the Wodonga City Centre with a street lined with buildings.
- To create a “City Heart” at the corner of High Street and Elgin Boulevard, supported by landmark style buildings.
- To provide a high quality streetscape with feature street tree plantings and pavement treatments that supports the significance of the streetscape.
- To ensure the streetscape is dominated by a continuous retail edge with buildings lining the street frontage.
- To locate car parking areas so that they are accessible and legible and not a dominant of the Elgin Boulevard streetscape.
- To discourage development that does not actively implement the directions of the *Wodonga Central Area Master Plan (amended January, 2013)* and the *Elgin Boulevard Urban Design Guidelines*
- To encourage development that implements the directions of the *Wodonga Central Area Master Plan (amended January, 2013)* and the *Elgin Boulevard Urban design Guidelines (March 2004)*.
- To create an appropriate architectural scale and design on both sides of Elgin Boulevard.

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C102**Buildings and works****General**

- All development must be serviced with a reticulated water supply, sewerage, electricity and telecommunications.
- All buildings are to be sited generally in accordance with the *Wodonga Central Area Master Plan (amended January, 2013)*.

The Street Edge

The general form, height, bulk and appearance of buildings and other structures should:

- Be designed to achieve a high architectural standard
- Be designed to the front the street alignment with an appearance of an active frontage to Elgin Boulevard, demonstrated by a minimum 50% transparent glazed frontage at ground level.

- Provide the principal access point to new buildings on the Elgin Boulevard frontage for buildings and shops that have a boundary abutting Elgin Boulevard.
- Provide a building façade on the street alignment with a minimum height of 10 metres.
- Provide for all buildings must have a zero set back.
- Provide that any building that is built with a single storey fronting Elgin Boulevard has the opportunity for a first floor use to be added at a later stage.

Storage and service areas

- Storage areas and loading docks are to be located at the rear of buildings and provided with a visual screen so that the view to these areas is obscured from any public area.

Building and Streetscape Design

- Key corner sites such as High Street and Watson Street are to have buildings with an architectural design that reinforce and accentuate the corner location through the provision of higher corner facades and building forms that address the intersection.
- Large facades are to be articulated into a diverse and interesting design featuring windows, balconies, awnings and decorative features in preference to large billboard style advertising.
- Upper level façade signs are to be designed as part of the façade treatment and should be complementary to the design of the building rather than a dominant feature of the building.
- Masonry and timber style treatments are used in preference to metal cladding on upper level facades. Unless it can be demonstrated that the treatment is an architectural feature.
- Continuous awnings or veranda's are to be provided for shade and weather protection on both sides of Elgin Boulevard.
- New buildings are to provide some form of canopy over the street pavement.
- Freestanding pylon signs will not be supported in Elgin Boulevard in favour of signs forming part of the building structure.

Car Parking

- Surface or street level car parking is to be located behind the building line and is not to be located at the frontage to Elgin Boulevard unless there is an Agreement (S173) with the Responsible Authority that facilitates a staged transition to a continuous built edge to provide along the Elgin Boulevard. Any short term (less than 2 years) car parking fronting Elgin Street is to be screened so as to give the appearance of a built edge to the Elgin Boulevard street frontage.
- Car parking incorporated into the building structure is encouraged.
- Car parking is to be concealed or located in areas such as basements, screened by facades or building frontages where there is visibility to Elgin Boulevard.
- Car parking is to be designed into simple zones that are consolidated and linked to activity areas by arcades or walkways that are built to reinforce safety and street activity.

- Car parking may be located in parallel on street formats to support short term parking requirements.
- Car parking may front the Watson Street and South Street frontages.
- Landscaping is to be provided throughout the car parking areas to provide shade and amenity, with the species to be to the satisfaction of the Responsible Authority. Trees are to be generally provided at a density of 1 per 10 car spaces.

Wodonga Plaza

- A pedestrian and weather protected connection is encouraged, between Elgin Boulevard and the Wodonga Plaza as part of any expansion plans for the shopping centre.
- Any future deck car parking proposal to be built on the Elgin Boulevard frontage is to be designed to present an appearance of a commercial building rather than a car park.
- An untreated deck car park fronting Elgin Boulevard is discouraged.

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Subdivision

The subdivision of land is to facilitate built form outcomes as shown on the *Wodonga Central Area Master Plan (amended January, 2013)*. The subdivision of land that is inconsistent with the Master Plan is discouraged.

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Exemption from Notice and Appeal

Buildings and works deemed to comply with the requirements of the attached guidelines are exempt from the notice requirements of Section 52 (1) (a) 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

In addition to the matters specified in Clause 43.02-5, The Responsible Authority must consider whether the application is generally in accordance with the:

- *Wodonga Central Area Master Plan (amended January, 2013)*;
- *Elgin Boulevard Built Form Guidelines March 2004*.