

19/06/2014
C126**SCHEDULE 17 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO17****MIXED USE AREAS –COLDSTREAM, WOORI YALLOCK AND YARRA JUNCTION****1.0****Character statement**19/06/2014
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These mixed use areas will contribute to the appearance of a rural town focussed on an informal main street. They will comprise predominantly residential buildings with some opportunities for commercial development. These buildings will adopt a modest built form profile. They will positively contribute to the appearance of the adjoining town centre in which the most dominant and attractive characteristic will be its landscape setting of established trees with views to rural features such as nearby wooded hills or farmland.

2.0**Design objectives**19/06/2014
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- To contribute to a distinctive identity for the town centre that reflects its established built form and streetscape characteristics.
- To increase residential density and to provide for a range of housing types.
- To reinforce the main street as the focus of business and pedestrian activity.
- To protect and enhance the amenity of residential and public places within and adjoining the town centre.
- To provide safe and convenient on site car parking that has a minimal visual impact on public places.
- To maintain views to nearby trees and the rural hinterland as a dominant feature of the town centre.

3.0**Buildings and works not requiring a permit**19/06/2014
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A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.0**Design requirements**19/06/2014
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All buildings and works requiring a permit should be constructed in accordance with the following design requirements.

Town centre character

- Setbacks from the street boundary should be no less than the lesser setback of the buildings on any adjoining lots.

- Where there are no buildings on adjoining lots the following setbacks should be applied:
 - For commercial development fronting the main street - no setback
 - For residential development fronting the main street - 6 metres
 - For any development fronting any other street - 6 metres.
- New development should contribute to a rural town centre character with fragmented building forms and articulated facades.
- Big box structures with bland facades, and building bulk that is out of proportion with other elements of the town centre, are discouraged.
- Building heights should not exceed two storeys (7.5 metres).
- For the purpose of this schedule 'Building height' means the vertical distance between the highest point of the building and the natural ground level immediately below that point. It does not include architectural features and building services.
- In Woori Yallock, in the area north of the intersection of Symes Road and Healesville – Koo Wee Rup Road, a third level may be permitted where the upper level of the building is set back so as not to be easily discernible from the opposite side of any adjoining street or from the adjoining land.
- The height and bulk of new development should maintain the visual dominance of views to surrounding hills, trees and other rural landscape elements.
- The upper level of developments should be recessed and articulated to reduce the dominance of the upper level and the impacts of overlooking and visual bulk.
- New development should complement the character and appearance of existing heritage buildings.
- Verandahs should be provided on the street frontage of commercial buildings to provide continuous weather protection.
- The facades of new development on corner lots should be detailed to provide a sense of address to both streets.
- On sloping sites development should follow the natural contours and step down the site to minimise visual impact and reduce the need for excavation.
- Where construction of buildings with an urban character or large expanses of hard surfaces are unavoidable, extensive informal landscaping should be provided to filter views from adjoining streets, parks and residential properties.
- Contemporary design that complements the scale and detail of existing buildings in the town centre is preferred.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.

Interface with public places and residential areas

- Buildings should provide an active interface with the main street and passive surveillance to all abutting streets and other public places using techniques such as clear glazed windows and upper level balconies.
- Reflective and opaque glazing is discouraged particularly on street frontages.
- Buildings should avoid large expanses of blank walls particularly at street level.
- Any larger buildings that are likely to generate significant pedestrian movement should abut the main street or be designed to provide a pedestrian connection with the main street.

- New buildings abutting a residential property should meet the side and rear setback objectives in Clauses 54.04-1 and 55.04-1, and the overshadowing open space objectives in Clauses 54.04-5 and 55.04-5 of this planning scheme.
- Pedestrian access to buildings should be located at the same level of the footpath, be well lit and clearly visible from the street, and provide for mobility impaired access.
- Where fences are necessary for safety or security they should avoid creating imposing or bland structures that detract from the safety and appearance of abutting public places.
- Soft visual screening techniques such as landscape planting and mounding are preferred to hard screening structures such as fences and walls.

Landscaping

- Landscaping should be integrated with the design of the development and complement the landscaping of adjoining public places
- Established canopy trees should be retained, protected and incorporated into the landscaping of the site.
- Additional canopy trees should be planted, wherever practical, to provide shade and visual interest.
- Landscape design should avoid the use of formal structures, hard surfaces and hard edges.

Car park design

- Car parking should be designed as an integral part of a development.
- Car parking between the front of the building and the street should generally be avoided, and garages and car ports associated with new developments should not be visually intrusive when viewed from the street.
- The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.
- Entry and exit points should be located to facilitate safe vehicle and pedestrian movements.
- All car parks should provide for safe and convenient pedestrian access from parked vehicles to adjoining areas.
- All car parks, including entry and exit points, should be well lit and clearly identified with signage.
- Lighting should be unobtrusive, with more low rather than few high-mast poles used. Light spill beyond the car park should not occur.
- Vehicle access points should be separate from pedestrian access points.
- Loading facilities should be screened from the public realm.
- Trees should be used to provide shade in open lot car parks.
- Water sensitive urban design treatments should be adopted in the design of car park areas and associated landscaping.

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Subdivision

No content

6.0**Advertising signs**19/06/2014
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All signs requiring a permit under any other provision of this planning scheme must be constructed in accordance with the following:

- The size and number of signs should be kept to a minimum.
- External facades, windows or walls of buildings should not be painted or coloured in a way that creates a form of advertising.
- Larger sky signs, pole signs, panel signs and promotional signs are discouraged.
- Signs should be designed to form an integrated part of the building and not dominate the architecture of the building.
- Signs should not be located on the roof of a building or extend above the parapet of the building.
- Animated signs are discouraged.
- Visual clutter associated with signs should be avoided.

7.0**Application requirements**19/06/2014
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A development application must be accompanied by a report explaining how the proposal responds to the design objectives and requirements of this overlay. The report should include:

- A description of the predominant neighbourhood and streetscape character and explanation of how this character has influenced the siting, form, massing and design of the proposed building.
- Details of any effect the proposed building may have on views to the surrounding landscape features.
- Details of any effect a building or works may have on the amenity and safety of adjoining residential properties or public places.
- If the proposed development exceeds a floor area of more than 1500 square metres, a management plan is required which shows how the proposed development adopts environmentally sustainable design principles.
- If in the opinion of the responsible authority the need to provide the above information is not relevant to the evaluation of an application, it may waive or reduce the requirement.

8.0**Decision guidelines**19/06/2014
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Before deciding on an application, the responsible authority must consider in addition to the matters set out in Clause 65, as appropriate:

- The design objectives of this schedule;
- Whether the proposal meets the design requirements of this schedule.

9.0**Reference document**19/06/2014
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Vision 2020 by Design – Shire of Yarra Ranges (May 2008)