

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

BEACONSFIELD POINT PRECINCT**1.0****Design objectives**

- To achieve architectural and urban design outcomes that promote visual interest, improve public realm amenity, enhance community and personal safety and contribute positively to the low scale, unique character of the Beaconsfield Point Precinct.
- To promote a landmark building on the corner of Woods Street and Princes Highway with active street frontages and appropriate scale.
- To provide off-street car parking accessed predominately from Princes Highway and located behind the built form interface along Woods Street.
- To encourage street level active frontages with strong built form edges that promote physical and visual permeability along Woods Street and Princes Highway.
- To provide a high level of pedestrian and cycling amenity through landscaping, lighting, connectivity and passive surveillance from surrounds.

2.0**Buildings and works**

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

Building design

- Buildings and works should be sited generally in accordance with the footprints shown in Figure 1.
- Buildings and works should meet the preferred minimum building height of 8 metres (2 storeys).
- Buildings and works should have a zero metre building set back to the Woods Street boundary.
- Buildings and works should include clear glazing to at least 50% of building façades should be used at ground floor level street level.
- Buildings and works should include front glazing to Woods Street raised from ground level (to create a stall riser).
- Buildings and works should be designed with articulated facades including horizontal definition of levels.
- Buildings and works which include ground floor access to upper levels should be articulated to provide a sense of entry.
- Buildings and works with blank walls on front facades should be limited to a width of 2 metres.
- Buildings and works should provide shop frontages of 6 – 10 metres to Woods Street.
- Buildings and works should set back upper floors from the street wall to avoid the impression of building bulk and the domination of public spaces and view lines.
- Awnings or canopies along building frontages and walkways should be at least three metres wide.
- Buildings and works should not include internalised malls that draw pedestrian movement and activity away from Princes Highway and Woods Street frontages.
- New developments should complement the heritage character of Woods Street through the use of muted tones.

Other design requirements

- Buildings and works should provide pedestrian connectivity through footpaths and visual links between buildings and car parks and through the precinct.
- Buildings and works should provide footpaths that extend from back of kerb to building street frontages.
- Buildings and works should provide for lighting within car parking and pedestrian areas to improve safety and passive surveillance.
- Buildings and works should provide for planting zones along the boundary line between two adjoining driveways.
- Service and loading areas should be landscaped or otherwise screened from view to achieve a maximum of 25% visually permeability.
- Vehicle crossovers and car parking layout should be sited generally in accordance with Figure 1.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive site analysis and urban context report which demonstrates how the proposed buildings or works achieve the design objectives and built form requirements of this Schedule, as demonstrated in Figure 1.
- If an application does not achieve the minimum building height as specified in Clause 2.0, the application must demonstrate how the development will achieve the design objectives at Clause 1.0, the built form requirements of Clause 2.0 and Figure 1 of this Schedule.

6.0

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Decision guidelines

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:

- Whether the design, form, layout and scale of the development is consistent with the overall concept for the site as shown in Figure 1.
- Whether a proposal that seeks to vary a built form requirement can still achieve the design objectives of Clause 1.0 of this Schedule.
- Whether the proposal is generally in accordance with the design requirements of Clause 2.0 of this Schedule.
- Whether a proposal that does not achieve the minimum building height still achieves the design objectives of Clause 1.0 of this Schedule.
- The impact the proposal has on pedestrian and cyclist amenity, through landscaping, lighting, connectivity and passive surveillance from surrounds.

FIGURE 1 - BEACONSFIELD POINT PRECINCT CONCEPT PLAN

CARDINIA PLANNING SCHEME

