

19/03/2009
C36

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

MEREDITH AND SMYTHESDALE

1.0

19/03/2009
C36

Design objectives

To implement the Meredith Town Place Study and Smythesdale Urban Design Framework

To ensure that all development has regard to design, siting and landscaping issues in Meredith and Smythesdale.

- To ensure that development assists in the presentation of main road entrances into the towns and enhances the immediate environment.
- To ensure that development assists pedestrian level comfort and access.
- To protect heritage values and built character.
- To support tourism development and reinforce civic pride and town character.

2.0

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Buildings and works

Applications for development in the Design and Development Overlay Area should be accompanied by the following information demonstrating compliance with the Meredith Town Place Study or Smythesdale Urban Design Framework, whichever is relevant:

- A landscape plan demonstrating compliance with landscape themes and plantings.
- A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.
- Demonstration that streetscape character of the relevant Town Place Study or Urban Design Framework have been identified and considered.

3.0

19/01/2006
VC37

Decision guidelines

Development of land should consider the character and local heritage values of towns when designing and siting development. The design of buildings, their mass and scale is important in preserving the character and historical attributes of towns. Design of buildings and works should demonstrate that these factors have been considered.

Streetscape issues are important to the character of each town. Identified streetscape character should be taken into account in the design of new use and development.

Development along highways and main roads is important for the character and streetscape presentation of the towns. Development at township entrances should be designed with respect to the built environment and sited and finished in such a way that it contributes to the overall appearance and character of the town and the town entrance.

Street trees are important in creating of areas that offer shade and protection from the elements that are conducive in assisting people to stop and use the town. Development located along entrances to all towns should be landscaped with species consistent with the landscape assessment or plan for the township. Developments located on the edge of township area should be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the town.