

07/12/2020
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SCHEDULE 31 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO31**.

BELLARINE HIGHWAY MIXED USE CENTRE – LEOPOLD

This schedule applies to properties at 143-145 Melaluka Road and 670 – 696 Bellarine Highway, Leopold.

1.0

07/12/2020
C396ggee

Design objectives

To implement the objectives of the Leopold Structure Plan 2011 (amended 2013) and Urban Design Framework 2011.

To provide an attractive western gateway entrance for Leopold.

To maximise the development opportunity for the centre.

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07/12/2020
C396ggee

Buildings and works

Any development in this mixed use centre should address the following principles:

General Principles

- For any redevelopment within the precinct, consider the objectives and strategies on a ‘whole of precinct’ approach, rather than on a site-by-site basis.

Building Design Principles

- Encourage development to take advantage of its gateway location into Leopold and be of high architectural standard.
- Provide active, attractive frontages and public spaces, including outdoor dining to Melaluka Road and the Bellarine Highway.
- Ensure buildings, including upper levels, address street frontages and are designed to encourage pedestrian activity, movement and engagement.
- Ensure development maximises the northern orientation of the site and views to Memorial Park, the Gateway Sanctuary and surrounding rural landscape.
- Development should be built to a maximum of 8 metres.
- Development should be designed to avoid the overshadowing of public spaces and the adjoining residential use to the south.
- Encourage building form, treatments, finishes and colours that make a positive contribution to the public realm.
- Ensure the design of new development is well articulated and the buildings are adaptable over time.

Vehicular Areas and Access Principles

- The preferred location of car parking and service areas is to the rear of sites, minimising visibility from the Bellarine Highway and adjacent residential areas.
- Car parking provided along Bellarine Highway, should be a maximum depth of two rows of angle car parking. It must be well landscaped and incorporated island beds to break up the hard surface area and improve visual amenity. View lines from any car parking area to Memorial Reserve should also be protected.
- Minimise the impact of vehicle access points of the pedestrian network.
- Provide a separate internal residential and service vehicle access lane, bisecting the precinct.

- Provide screening of car parking areas along the Bellarine Highway and Melaluka Road street edges with appropriate landscaping, a minimum of 2.5 metres to a maximum of 4 metres in width.
- Ensure landscaping of car parking areas do not provide areas of concealment and are well lit.

Sustainability Principles

- Encourage new development to include design features which incorporate environmentally sustainable design measures in the areas of energy and water efficiency.

Signs

- Signs should integrate with the building and be of architectural interest.
- Ensure signs are of a scale and size that complement the built form of the buildings.

3.0

07/12/2020
C396ggee

Subdivision

Requirements

Subdivision of land should avoid fragmentation of land that does not support the design objectives.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0

07/12/2020
C396ggee

Signs

None specified.

5.0

07/12/2020
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Application requirements

None specified.

6.0

07/12/2020
C396ggee

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:

- The design objectives and principles of this schedule.
- The objectives, standards and decision guidelines of Clause 54 and 55. This does not apply to a development of four or more storeys, excluding a basement.

7.0

Background documents

Leopold Structure Plan 2011 (amended 2013)

Leopold Urban Design Framework 2011.