

07/12/2020  
C396ggee**SCHEDULE 39 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO39**.

**GRUBB ROAD ACTIVITY CENTRE AND RESTRICTED RETAIL PRECINCT**

This overlay applies to land in the Commercial 1 and Commercial 2 Zones on Grubb Road within the north-east growth area.

**1.0**07/12/2020  
C396ggee**Design objectives**

To achieve a high quality, innovative and contemporary urban design outcome for Coastal Boulevard, Cheviot Terrace and Grubb Road.

To encourage development that creates a high level of amenity to residents, workers and visitors.

To provide a safe and accessible pedestrian environment.

To encourage development to provide an appropriate interface to adjoining land uses.

To ensure that the subdivision design maximises and enhances the development potential of land.

To encourage development to incorporate best practice environmental sustainable design.

**2.0**07/12/2020  
C396ggee**Buildings and works**

All buildings and works should satisfy the following design principles:

**Built form and scale**

- Ensure that built form responds to key pedestrian routes along Coastal Boulevard and Cheviot Terrace.
- Encourage built form that maximises safety and utilises Crime Prevention Through Environmental Design (CPTED) principles.
- Ensure that built form minimises its impact on the amenity of surrounding sensitive land uses to the north and east.
- Built form should be configured to limit overshadowing of the public realm.
- Provide articulation to larger built forms to break up continuous frontages and visual bulk.
- Wrap smaller built form around bulky built form anchors.
- Provide a design response that addresses both frontages where a building is located on a corner.
- Encourage a variety of materials and textures for all prominent facades visible from pedestrian priority areas.
- Provide weather protection for pedestrians in the form of verandas or awnings along Coastal Boulevard including the local street network, where relevant.
- Built form should provide an articulated and attractive presentation towards Grubb Road avoiding blank facades and back of house uses.
- Ensure there are generous breaks between built form adjoining Grubb Road to allow for views from the road through to the activity centre.
- Provide pedestrian-scaled active interfaces on Coastal Boulevard.
- Provide pedestrian-scaled interfaces on Cheviot Terrace where possible. A variety of frontage configurations and setbacks should be provided.
- Provide regular breaks in any built form along Cheviot Terrace to allow pedestrian permeability and connection with adjoining land uses.

## GREATER GEELONG PLANNING SCHEME

- Loading areas should be carefully designed to avoid impacts to the public realm and sensitive land uses.
- Embed loading areas within the mass of the built form wherever possible and reduce the width of loading areas where they meet the public realm.
- Loading areas should be shared between tenancies, where possible particularly along Cheviot Terrace.

### **Pedestrian and cycle access and movement**

- Promote pedestrian and cycle access to the activity centre via a clear set of priority routes.
- Provide safe and convenient pedestrian access throughout the activity centre and restricted retail precinct.
- Ensure road reserves are scaled and detailed to promote pedestrian and cyclist safety and movement.

### **Vehicle Access and Movement**

- Provide for restricted access points along Grubb Road to the activity centre and restricted retail precinct while retaining the primacy of Coastal Boulevard.
- Minimise the number of vehicle crossing points from Coastal Boulevard.
- Ensure key junctions are designed to prioritise pedestrian and cycle movements.
- Encourage the convenient location of bus stops linked centrally to the pedestrian network.
- Encourage truck access routes that avoid Coastal Boulevard and key pedestrian routes.
- Ensure that truck crossovers have a limited frontage to the street network.
- Minimise access to loading areas along key pedestrian routes, including Coastal Boulevard.

### **Car Parking**

- Encourage car parking to be located in a small number of consolidated parking areas in the activity centre and restricted retail precinct.
- Locate car parking away from sensitive interfaces.
- Ensure there is an efficient layout of internal access roads and parking aisles.
- Ensure the dimensions of individual car spaces allow for ease of use and movement, particularly in high turnover areas.
- Provide pedestrian footpaths and safe movement routes that respect desire lines through car parks particularly to major anchors.
- Incorporate CPTED for car parks.
- Minimise dominant car parking areas on Coastal Boulevard and parking close to the Grubb Road signalised intersection.

### **Landscaping**

- Landscaping should draw upon the surrounding context including the Ocean Grove Nature Reserve.
- Provide high quality landscaping to public realm areas including key pedestrian routes and key entry points using a variety of hard and soft landscaping materials.
- Provide high quality landscaping that responds to the scale and siting of built form along Coastal Boulevard and Cheviot Terrace.
- Incorporate landscaping in car parking areas including opportunities for canopy trees appropriate for shading.

### **Sustainability and Water Sensitive Urban Design (WSUD)**

- Encourage new development which incorporates environmentally sustainable design measures in the areas of water and energy efficiency.
- Provide a range of WSUD initiatives to limit runoff from roofs, structures and impermeable surfaces.

### **3.0**

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### **Subdivision**

The subdivision of land should satisfy the following principles:

- Subdivision of land within the activity centre and restricted retail precinct should maximise opportunities to create active street frontages to Coastal Boulevard and to address Grubb Road in a manner that provides an attractive gateway entrance to the Town.
- Subdivisions should maintain the opportunity for development to reflect the land uses typically provided for in respective land use zones.

### **4.0**

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### **Signs**

The design and siting of sign(s) should satisfy the following design principles:

- Signs should be incorporated into the built form where possible.
- Signs should be of a size and height that is appropriate in the context of the built form of the buildings and surrounding landscape.
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants; and
- Signs should be consolidated to avoid the visual clutter of signage and displays.

### **5.0**

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### **Application requirements**

None specified.

### **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 responds to the requirements of this schedule.
- Whether the design provides for a high quality urban design outcome for Coastal Boulevard, Cheviot Terrace and Grubb Road.
- Whether the design caters for pedestrian and cyclist connections.
- Whether the location of car parking maximises layout and functionality.
- Whether design creates active frontages to Coastal Boulevard and key pedestrian routes.
- Whether subdivision in both commercial zones provides an appropriate response to Coastal Boulevard and maximises development opportunities.
- Whether there is appropriate interface treatment with adjoining zones and land uses.
- Whether the design incorporates environmentally sensitive measures.