

11/10/2018  
C97

## SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

### HEATHMONT NEIGHBOURHOOD ACTIVITY CENTRE COMMERCIAL PRECINCT

#### 1.0

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#### Design objectives

To ensure new development is of a contemporary innovative and sustainable design, yet responsive to the village character and feel of Heathmont.

To ensure that new development provides well-articulated built form, at both ground and upper levels.

To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.

To protect and enhance Heathmont's leafy backdrop, hilly landscape and bush setting.

To ensure the interface between commercial development and surrounding established residential areas is appropriately separated and articulated to minimise off-site amenity impacts.

#### 2.0

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#### Buildings and works

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 facade at ground floor 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.
  - The construction or carrying out of works normal to a dwelling.
  - The construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
  - The construction of one dependent person's unit on a lot.

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

- New buildings must not exceed a height of 14 metres.
- Ensure exposed elevations are treated in a way which contributes positively to the centre's village character and scale.
- Exposed side elevations must be treated with attractive patterns or finishes.
- The front elevation of any third or fourth storey must be setback at least 1 metre from the level directly below.
- Any fourth level must be setback a minimum of 3.5 metres from its rear boundary.
- Encourage more intensive mixed use built form to frame the railway station precinct at the heart of the Activity Centre.
- Development fronting the service lanes on Canterbury Road must incorporate a consistent 2 storey street wall with activated frontages and continuous weather protection consisting of horizontal awnings or verandahs.

- At least 80 percent of the building façade at ground level is maintained as an entry or window with clear glazing.
- Setbacks of up to 1 metre to the street can be considered where appropriate in order to provide a break in the built form and additional high quality public space (e.g. outdoor seating).
- Retain canopy vegetation throughout the activity centre and seek additional planting where possible.
- Ensure that development is integrated into the topography, in order to avoid substantial cut and fill in the landscape.
- New development facing the rear laneway to the commercial area should incorporate active interfaces such as glazing and door and window openings.
- The integration of basement or undercroft parking into new development is required where possible.

**3.0**

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**Subdivision**

None specified.

**4.0**

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**Advertising signs**

None specified.

**5.0**

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**Decision guidelines**

None specified.