

29/08/2019
C128mith**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

WALLAN MAJOR ACTIVITY CENTRE**1.0**29/08/2019
C128mith**Design objectives**

To facilitate a form and scale of new development that reflects Wallan's role as a major activity centre in *Plan Melbourne 2017–2050*.

To require a high standard of architecture and innovative building design.

To promote design that contributes to the provision of a safe, walkable and attractive town centre environment.

To promote materials and landscaping that contribute to a 'country town' sensibility.

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C128mith**Buildings and works**

A permit is not required to:

- Install an automated teller machine.
- Alter 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 façade at ground level is maintained as an entry or window with clear glazing.
- Install an awning that projects over a road if it is authorised by the relevant public land manager.

A permit is required to construct a front fence, or a fence adjacent to a road or public land.

General requirements

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

Built form

- Buildings on High Street and the south side of Queen Street should be constructed to the street edge.
- Buildings on the north side of Queen Street should be set back from the street at least 4 metres.
- Second floors and higher should be designed to be set back from the ground and first floors.
- Building heights along Queen Street and Watson Street should respond to topography to minimise the need for cut and fill and respect the built form of existing development
- Large format buildings should be located to the rear of sites. Small format buildings should be located toward the street frontage of sites.

Street interfaces and environment

- Buildings should face the street.
- Building façades should be designed to activate the street frontage through the use of windows and entries with clear glazing. Blank or opaque façades should be avoided. If windows or openings are not appropriate, other design treatments may be considered to break up the surface and provide visual interest.
- Buildings should be sited and designed to maximise solar access to footpaths, laneways and open space areas.

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- Buildings should be designed to include continuous canopies and verandahs along existing street frontages to provide weather protection.
- Public pedestrian links must be provided through developments between High Street and Wellington Street.
- New open spaces and laneways should be:
 - Designed and landscaped to create attractive and functional spaces.
 - Open and inviting.
 - Well lit and weather protected.
- Front fences and fences adjacent to a road or public land should be a maximum of 1.5 metres in height, and a minimum of 25 per cent transparent.

Landscaping

- Landscaping should create a 'country town' sensibility through the use of hardy native or indigenous vegetation species.
- Landscaping should be provided between car parks and building entries.

Materials

- Upper levels façades of buildings should be designed to complement the ground floor façade. Building facades should avoid large expanses of uninterrupted walls of a singular surface treatment and provide visual interest
- Buildings should use materials and colours that create a 'country town' sensibility, including natural and textured materials such as timber, stone, galvanised steel and brick.
- Buildings with multiple street frontages should be designed to provide distinctive architectural treatments and/or features on all frontages.

Vehicle access and car parking

- Provide primary access from side streets or rear laneways.
- Create access to enable vehicles to enter and exit a site in a forward direction.
- Provide parking areas at the side or rear of sites, or in a basement or undercroft car park.
- Locate loading areas to the rear of buildings, screened from view.

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

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:

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Whether the proposed development reflects Wallan's role as a Major Activity Centre in *Plan Melbourne 2017–2050*.

Whether the proposed development is consistent with the *Wallan Town Centre Masterplan and Urban Design Framework, September 2016*.