

29/08/2019
C128mith**SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

WALLAN COMMERCIAL AREA**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 facilitate the redevelopment of underutilised sites.

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 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 and car parking should be setback 4 metres from Wellington Street, and from High Street, south of Watson Street.
- Buildings facing Watson Street, and facing High Street, north of Queen Street, should be built to the street edge.
- Buildings north of Queen Street should be a maximum height of 2 storeys.
- Buildings at 31 High Street, Wallan should be a minimum height of 3 storeys.

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 on sites adjacent to the Wallan Creek should provide passive surveillance over the creek using windows, balconies and low, transparent fencing.
- Buildings should be sited and designed to maximise solar access to footpaths, laneways and open space areas.

MITCHELL PLANNING SCHEME

- Canopies and verandahs should be provided over streets to provide weather protection.
- Public pedestrian links must be provided through developments between High Street and Wellington Street, and High Street and Bentinck 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, a minimum of 25 per cent transparent, and should be visually permeable extending at least 10 metres into the site from the primary street frontage.

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

- Use materials and colours that create a ‘country town’ sensibility, including natural and textured materials such as timber, stone, galvanised steel and brick.
- Avoid façades constructed of concrete and composite materials.
- Avoid blank and uninteresting walls for medium and large format buildings.
- Avoid fencing constructed of chain mesh, solid slab and cyclone wire.
- Provide a contrast in materials between larger building masses and smaller building elements, between the ground and upper levels.

Vehicle access and car parking

- Provide primary access from main roads.
- 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.
- Locate loading areas to the rear of buildings, screened from view.
- Provide clearly marked pedestrian access through car parks by using raised and textured surfaces.

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:

- 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*.