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## **SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO5**.

### **GORDON TOWN CENTRE, TOWNSHIP AND RURAL SURROUNDS**

#### **1.0**

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#### **Design objectives**

##### **1.1**

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#### **General design objectives for the core town centre**

To reinforce and strengthen the distinctive character of the Gordon town centre.

To maintain the pedestrian scale of the existing town centre.

To maintain the low rise character of the town centre.

To provide for commercial development with retail uses and active frontages.

To allow some opportunity for medium density residential development.

To provide for advertising signs that are in character with the town centre.

##### **1.2**

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#### **General design objectives for the township (Residential Zones)**

To protect the village character of the township.

To ensure that buildings with visible roof forms make a positive contribution to the character of the township.

To protect the spacious character of the township by maintaining larger lot sizes.

##### **1.3**

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#### **General design objectives for the rural surrounds (Rural Living and Farming Zones)**

To ensure that the design of buildings responds to the site slope and landscape features.

Carefully site new development so that it does not impact on the appearance of the rural setting of the town and the views from the town to the rural areas which reinforce that setting.

Carefully consider the landscaping and scale of new development particularly in open areas and locations on exposed hill tops and slopes.

To discourage the use of materials, such as reflective cladding for building construction, which could have a detrimental effect on amenity.

#### **2.0**

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#### **Buildings and works**

A planning permit is required for the construction of a fence which abuts a primary street frontage within the residential zones. This does not apply for the construction of a fence under 1.2 metres in height or if the site is on a corner, for the construction of a fence which fronts the side street.

#### **Requirements**

A permit is not required for buildings and works that meet the following requirements:

- Buildings or extensions to existing buildings with a minimum side setback of 2 metres from either boundary and a minimum rear setback of 5 metres.
- The site area covered by buildings does not exceed 40 per cent.
- Total floor area of all buildings does not exceed 300 square metres in floor area.
- Buildings under 9 metres in height from natural ground level.
- Earthworks under 1 metre in depth or height.
- Where all external walls and roof areas are clad with non-reflective materials.

## MOORABOOL PLANNING SCHEME

All buildings and works should comply with the following standards:

- Development should not obscure views and view lines from the town and particularly the town centre to the surrounding rural landscape features.
- Development should have a varied and interesting roof form.
- Development should be stepped with slope so that changes in natural ground level do not result in built form with a visual bulk that undermines the low-rise and fine-grained character of the town centre and township area.
- Buildings within commercial areas may be constructed to the street frontage along Main Street except where a setback is required to reflect site constraints including significant trees.
- Development providing for retail uses must have windows facing main roads, not present large expanses of blank walls, have site car parking at the rear of the premises, and present a frontage design in harmony with the streetscape scale and appearance.
- Development should provide a strong physical and pedestrian connection between the town centre, the two schools, Paddock Creek and the Recreation Reserve.
- Development on land adjoining the Paddock Creek Reserve or open space areas should be designed to protect the bushland character of the open space areas.
- Development applications must address potential drainage and flooding issues and indicate works to be undertaken to minimise the impact of increased stormwater run off. The use of unique rainwater harvesting design responses, is highly encouraged, particularly in car parking areas.
- Colours, materials, finishes, façade articulation, roof pitch and form should respond to the existing neighbourhood character.

An application to undertake buildings and works and / or the construction and carrying out of works must be accompanied by the following:

- Details on why the setback, height and material requirements of this Schedule cannot be met.
- Plans detailing compliance with the design objectives, including schedule of building materials which responds to the existing neighbourhood character.
- Plans detailing the topography of the site including any cut and fill required for the development.
- Full details of the type, colour and finish of all external cladding materials proposed.
- Details of drainage and how the development will manage stormwater runoff.
- Any landscaping proposed around the buildings and works.

### 3.0

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#### Subdivision

A permit is required to subdivide land.

Subdivision of lots within the residential zoned areas must have a minimum lot size of 800 square metres to retain the spacious nature of the township.

Subdivision design should respond to existing site features and vegetation.

Subdivision design is to respond to the pattern of development and the character of the township.

### 4.0

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#### Advertising signs

In addition to the requirements of the zone, a permit is required to display any of the following:

- Any advertising sign unless it is an above-verandah sign or a sign which does not exceed a total advertisement area of 1.5 square metres below a verandah.
- An internally illuminated or floodlit sign.

**4.1**

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**Performance Criteria**

In addition to the decision guidelines at Clause 52.05, the following principles should be considered:

- Advertising signs should not obscure architectural features, and supporting structures should not be viewed from public areas.
- The display of floodlit or internally illuminated signs is strongly discouraged.
- Signage should be integrated with the building form and not protrude above the parapet or roof line.
- The total advertisement area of business identification signs must not exceed 10 square metres.

**5.0**

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**Decision guidelines**

Before deciding on an application to construct or carry out works including development of advertising signage, the responsible authority must consider:

- Whether the development responds to the design objectives of the overlay.
- The contribution that the development makes to the preferred character of the area.
- Whether the development within the town provides pedestrian links to the established town centre.
- Whether the development has addressed stormwater drainage issues.
- Whether the development within commercial town centre maintains the low rise built form and interaction to the public realm with minimal front setbacks and weather protection for pedestrians.
- Whether the development within the town centre has been designed to be visually appealing to pedestrians, through the placement of windows, entrances and architectural detailing.
- The impact of the development on visual amenity both from adjoining properties and from within the township of Gordon.
- The impact of the landscaping and scale of new development, particularly in open areas and locations on exposed hill tops and slopes.
- Whether the proposed buildings and works would have any adverse impact on the landscape and the visual amenity of the surrounding area.
- Whether the materials proposed to be used, and the form of development proposed would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.
- Whether the setbacks of the proposed building and works from adjoining roads and properties will ensure that the development would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.
- Whether any proposed landscaping around the buildings and works would reduce any adverse visual impacts on the landscape and the visual amenity of the surrounding area.