

SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

FLINDERS VILLAGE CENTRE**1.0**06/01/2011
C101**Design objectives**

- To reinforce the scale and character of the Flinders “village” centre in a small coastal town.
- To ensure that new development has proper regard for the established character streetscape, topography and development pattern of the Flinders village centre in terms of building height, scale, form, siting, building materials, colours, signs and landscaping.
- To create a sense of space around and between buildings.
- To ensure that development aids in the creation of high quality public spaces within the Flinders village centre.
- To promote active frontages so that development properly addresses Cook Street.
- To maintain visual connections from within the Flinders village centre to the surrounding residential areas, reserves and landscape.
- To ensure that the existing historic buildings continue to be a major feature of the streetscape and that future development on adjacent land is consistent with retaining and enhancing the dominant urban design characteristics of the Flinders village centre heritage architecture.

2.006/01/2011
C101**Buildings and works****General requirements**

- The upper storey of any two storey building should be setback sufficient distance from the frontage to ensure that the single storey component of the building fronting Cook Street reads as the dominant built form element from the street. Eaves may encroach into setback areas.
- Development along Cook Street should present as single storey when viewed from the street. Single storey components of a building height should be no higher than 6 metres.
- Development, including any basement level, should not exceed a maximum site coverage of 50%.
- At least 20% of the site area should be set aside for landscaping including the use of medium and high canopy native species.
- Boundary to boundary construction should be avoided to allow views to areas beyond. Spaces between buildings (side and rear) are encouraged and these spaces should be landscaped.
- Where practical having regard to the width of a lot, car parking should be accessible via driveways along the sideage. Basement access fronting Cook Street should be avoided.
- Simple building styles and materials are encouraged, including the use of timber. Render finishes and highly reflective glass are discouraged.
- The layout of development should promote an active street frontage and at least 66% of the width of a building frontage should consist of active display windows. Building entry points should address the street.
- Provision should be made particularly in food and drink premises for outdoor spaces, preferably at the street frontage or in the form of court yards providing for interaction with the public realm. At least 30% of the open space or courtyard areas should be landscaped and hard surfaces should not dominate.

- Buildings should be designed having regard to any slope of the land. Buildings across wide frontages should be designed as modules, with a module width of approximately 7 metres to reflect traditional shop widths.
- The use of verandahs, recessed entry points and eaves is encouraged.
- Roof forms to Cook Street should preferably be pitched, hip or gambrel. Roof pitch should be between 25 -35 degrees. Flat roofs are strongly discouraged but skillion roofs may be appropriate if they are set back from the street and the primary presentation to the street is of the preferred form.
- The adaptation and re-use of existing buildings with heritage value is encouraged.
- Signage should be integrated within the built form. Sign colours should complement the character of the village setting.
- Building colours should be harmonious and based on local colour cues. Brighter colours, particularly in detailing, may be appropriate to reflect the seaside village location. Roof materials may be unpainted galvanised steel or bonded paint finished steel sheeting.

Mandatory requirements

- All new development must be connected to:
 - A reticulated sewerage system or an alternative approved by the responsible authority.
 - A reticulated drainage system or alternative approved by the responsible authority.

A building must have a maximum building height of no more than 8.5 metres and must contain no more than 2 storeys above natural ground level.

Mandatory requirements cannot be varied with a permit.

3.0

25/06/2015
C188 (Part 1)

Application requirements

Any development application must be accompanied by:

- A site analysis and design response explaining how the design has responded to the design objectives of this schedule and demonstrates respect for the existing character of the Flinders village centre.
- An analysis which demonstrates that regard has been given to the provisions contained in the Flinders Village Centre Design Guidelines for New Development (MPSC 2010).

The responsible authority may waive some or all of these requirements if it deems appropriate.

Reference documents

Flinders Village Centre Design Guidelines for New Development (MPSC 2010)

Flinders Village Centre Statement of Significance (November 2009)