

06/01/2011
C103**SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO15**.

SHOREHAM VILLAGE CENTRE**1.0**06/01/2011
C103**Design objectives**

- To reinforce the scale and character of the Shoreham ‘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 Shoreham 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 protect visual connections from the village centre to the surrounding landscape by limiting the scale of development.
- To ensure development aids in the creation of high quality public spaces within the Shoreham village centre.
- To ensure that any development is designed to properly address the street frontage and to enable activity and passive surveillance of the public realm through building siting and design.
- To strengthen pedestrian connections between the commercial areas in the village centre.
- To define the entrances into the village centre through landscaping and signature building elements.

2.006/01/2011
C103**Buildings and works****General requirements**

- Development should generally present as single storey when viewed from the street and the upper storey of any two-storey building should be a relatively minor element of a development. Single storey components of a building should be no more than 6 metres in height.
- No development should protrude above the tree canopy line when viewed from the street or significantly obstruct existing view lines to the rural landscape beyond the village centre.
- Development including any basement level should not exceed a maximum site coverage of 60 per cent.
- Development should be designed to provide space around and between buildings, rather than boundary to boundary construction.
- Buildings should generally be setback from side boundaries to provide for breaks in the built form and access to the rear of the site.
- Simple building styles and materials are encouraged, including the use of timber, but large exposed areas of rendered wall, tiled roofing or highly reflective glass should be avoided.
- The layout of new development should promote activation at the street frontage through use of windows, logical placement of building entry points which address the street and outdoor seating to provide passive surveillance of the public realm.
- Ground floor street frontage setbacks should be between zero and 3 metres to provide for public/private realm amenity.
- Provision should be made, particularly in association with food and drink premises, for outdoor spaces preferably at the street frontage or in the form of court yards. Open space or courtyard areas should be landscaped.

- Buildings should be designed having regard to any slope of the land rather than requiring the extensive use of cut and fill to level sites. 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 adjoining streets should be pitched, hip, gabled or skillion. Flat roofs are strongly discouraged.
- Building colours should be selected based on local coastal character cues which incorporate muted tones which allow landscape elements to prevail to the satisfaction of the responsible authority.
- New development should provide for safe and convenient pedestrian connections.
- Where practical having regard to the width of a lot car parking should be accessible via driveways along the sideage. Basement access fronting the street should be avoided.
- Signage should be integrated within the built form. Sign colours should complement the character of the village setting.
- Landscaping of 20 per cent of the site should be provided so that any building does not dominate its setting.
- Reference to landscaping in this schedule is intended to incorporate canopy and medium sized trees at the side and rear of all developments and within the frontage if appropriate. This landscaping is to be predominantly native or locally indigenous species.

Note: The mandatory requirements of this schedule also apply.

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.

These requirements cannot be varied with a permit.

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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 Shoreham village centre.
- An analysis which demonstrates that regard has been given to the provisions contained in the Shoreham Design Guidelines, Dec 2007.

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

Reference document

Shoreham Design Guidelines (Dec 2007)