

SOUTH GIPPSLAND PLANNING SCHEME

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Proposed C115sgip

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

MIRBOO NORTH TOWN CENTRE**1.0****Design objectives**

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To ensure new development is consistent with the desired future character described in the Mirboo North desired future Character Statement at Clause 21.15.

To provide a high level of pedestrian activity, amenity, comfort and safety in the town centre.

To improve the pedestrian environment through human scale development, increased passive surveillance and improved visual and physical pedestrian connections between public spaces and buildings (existing and future).

To encourage compact built form and high quality urban design within the town centre.

To enhance the low scale heritage character of the town centre.

2.0**Buildings and works**

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A permit is not required to:

- Install service fixtures to existing buildings.
- Install an automatic teller machine.
- Alter an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct an awning that projects over a road if it is authorised by the **relevant road authority**.

A permit is required to construct or extend a front fence which is within three metres of a street.

Design requirements

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

Frontages and setbacks

- Development should generally have a zero setback to the front title and/or side boundary where the lot abuts Ridgway, except where this would adversely affect the heritage significance of a heritage building.
- Development should create a continuous building frontage along Ridgway, Peters Street, Brennan Street and Grand Ridge East unless providing pedestrian access, or where this would adversely affect the heritage significance of a heritage building.
- Building frontages should contribute to the retail function of the area.
- Greater setbacks should be provided along Ridgway to provide for al fresco dining opportunities.

Street activation

- Development should provide visually engaging frontages with clear glazed windows and entrances as the predominant elements of the ground floor façade.
- Any development with a large floor area (e.g. supermarket) should be designed to provide an active frontage to the adjoining streets and support pedestrian connectivity within the precinct.
- Where development fronts Ridgway and the building is used for:

SOUTH GIPPSLAND PLANNING SCHEME

- a shop or food and drink premises, at least 80 per cent of the width of the street frontage of each individual premises should consist of display window and / or an entrance.
- any other commercial use, at least 60 per cent of the width of the street frontage of each individual premises should consist of display window and / or an entrance.
- Avoid long blank walls at street level as they reduce active street edges and passive surveillance. Where blank walls cannot be avoided, incorporate art forms and/or outdoor kerb side dining to activate the space.
- Front fencing should be discouraged. Where it is provided, it should be low (no more than 1.2 metres in height) and visually transparent.
- Any security grilles should be mounted internally. Where this is not possible or practical, security grilles should be visually transparent.
- Development fronting Ridgway and Peters Street must provide continuous weather protection along commercial building frontages and walkways and extend the full pavement width, except where this would adversely affect the heritage significance of a heritage building.
- All other road frontages should provide continuous weather protection along commercial building frontages and walkways and extend the full pavement width, except where this would adversely affect the heritage significance of a heritage building.

Vehicle access and services

- Plant, equipment, waste disposal, and loading bays must be completely screened from Ridgway, Peters Street, Brennan Street and Grand Ridge East and softened by landscaping when viewed from other streets.
- Vehicle access and loading facilities should not be located along Ridgway. Where possible, vehicle access and loading facilities should be located along Burchell Lane.

Safety

- Lighting should be provided to ground floor frontages to promote a sense of security at night.
- Recesses to ground floor street frontages should be less than 300mm deep to omit potential hiding places that undermine the safety of the street.

Residential development

- The main pedestrian entry to a dwelling should face a street.
- Access to dwellings should be provided with lighting and weather protection.
- Above ground floor living areas and balconies should face the street or adjacent public spaces.

3.0

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Subdivision

None specified.

4.0

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Signs

Sign requirements are at Clause 52.05. All land located within Mirboo North town centre is in Category 3.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A detailed report that shows how the design objectives and requirements of this overlay are met.

SOUTH GIPPSLAND PLANNING SCHEME

- A detailed site plan that shows building setbacks, the location and width of vehicle crossovers, outdoor building display areas and signs.
- Building elevation plans that clearly describe the external building materials and finishes and proposed signs.
- A landscape plan that shows:
 - The location, species and height of all existing vegetation to be retained and/or removed; and
 - A detailed planting schedule that makes reference to CFA Landscaping for Bushfire (2011) and uses species selected from Indigenous Plants of South Gippsland Shire (2004), with emphasis on plants from the relevant Ecological Vegetation Class for the planting area.

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 proposal is consistent with the desired future character described in the Town Centre Character Statement at Clause 21.15.
- Whether the proposal is consistent with the design requirements of this Schedule.