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Proposed C153macr

SCHEDULE 27 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO[27]**.

101-105 WILLOWBANK ROAD GISBORNE

1.0

Design objectives

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To provide for a low-rise local activity centre that provides a transition in scale to the adjacent residential areas.

To create an active frontage and high-quality built form outcome that uses contemporary materials, forms and finishes to Willowbank and Brady Roads.

To support development that provides high-quality streetscapes that prioritises safety, pedestrian access, active transport and public gathering spaces.

To support environmentally sustainable development with hard and soft landscaping and water sensitive urban design measures throughout the site.

2.0

Buildings and works

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A permit is required to construct a fence.

Design requirements

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

Building siting

- Buildings should have zero setbacks at the street edge and a maximum wall height of 11 metre at the street.
- Buildings should be located and arranged to allow daylight and sunlight access to key public spaces and key pedestrian street spaces.
- Buildings must address the street and corner location with car parking located to the rear, side or underneath the development.

Building design

- Buildings should:
 - Prioritise pedestrian access, including a small plaza area or ‘gathering point’ for public use.
 - Provide for building scale, forms, materials and finishes that respects the existing character of the area.
 - Locate and arrange buildings to allow daylight and sunlight access to public and pedestrian street spaces.
 - Locate pedestrian entries that are accessible from the street or public use plaza/gathering point.
 - Provide lighting for a safe night-time environment that is kept to a pedestrian scale and avoids light spill into the surrounding residential areas.
 - Place the windows of buildings to overlook the streets.
 - Locate any residential development above ground level to complement the site being commercial.

Access

- Locate car parks to the rear, side or underneath of the buildings they serve.
- Position pedestrian paths through car park areas to align with building entries and public spaces.

Public realm and landscaping

- Locate seating to provide users with an interesting outlook and opportunities for passive surveillance.
- Use resilient and high-quality materials that are easily cleaned, maintained and repaired or recycled.
- Position trees to provide summer shade and shelter and protect from strong winds.
- Ensure lighting supports night-time social and recreational activity, amenity and safety in the public realm.
- Use lighting types that minimise distortion and glare, and maximise colour recognition of objects and surfaces.
- Provide shade to parking spaces and pedestrian paths.
- Provide landscaped planter bays and islands throughout car parks to break up any large expanses of paved parking.

3.0 Subdivision

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None specified.

4.0 Signs

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The following signage requirements apply to any application to construct a sign, in addition to those specified in Clause 52.05 and elsewhere in the scheme:

- Large format signage, billboards or buildings covered in branded colours or text should be avoided.
- Signage must not dominate or intrude upon the character and visual amenity of the area.
- Signs should be integrated into the design of the buildings and should not visually dominate the building.
- Signs located on the roof top, and fascia-mounted signs that project above the fascia of the verandah are discouraged.
- Any signage illumination must not cast unreasonable light spill onto the adjoining road and neighbouring properties.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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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 development provides for a low-rise local activity centre that provides a transition in scale to the adjacent residential areas.
- Whether the development creates an active frontage and high-quality built form outcome that uses contemporary materials, forms and finishes to Willowbank and Brady Roads.

MACEDON RANGES PLANNING SCHEME

- Whether the development promotes a high quality streetscape that prioritises safety, pedestrian access, active transport and public gathering spaces.
- Whether the proposal implements environmentally sustainable design measures with hard and soft landscaping and water sensitive urban design throughout the site.