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C132

## **SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

### **SPRINGVALE ACTIVITY CENTRE**

#### **1.0**

24/02/2011  
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#### **Design objectives**

To further the development planning objectives of the Springvale Structure Plan.

To enhance the character, safety, amenity and identity of the Springvale Activity Centre.

To raise design quality in the Springvale Activity Centre.

#### **Commercial**

- To increase public safety and increased opportunities for passive surveillance of the street, footpaths and shop fronts.
- To encourage patronage of the Springvale Activity Centre.

#### **Housing**

- To protect the surrounding residential areas which interface with the Springvale Activity Centre from inappropriate development.
- To encourage innovative and environmentally sensitive design of shop top and other multi-level housing.
- To protect residents from adverse noise, odour and light glare impacts.
- To prevent unreasonable overshadowing of private open space.
- To encourage developments which demonstrate quality neighbourhood design principles and which enhance the market trading characteristics and street life vibrancy of the Springvale Activity Centre.

#### **Transport**

- To encourage increased walking and cycling to and within the centre.
- To provide clearly marked, safe and direct pedestrian environments protected from the impact of the weather.
- To establish an equitable balance between the needs of pedestrians, cyclists, and motorists.
- To encourage increased walking, cycling and public transport to and within the centre.

#### **Environment**

- To ensure all new development is environmentally sustainable, especially in terms of its waste recycling, energy use and water conservation.

#### **Active Streets**

- To ensure new development addresses the street and interacts with the street environment.
- To improve pedestrian safety.
- To encourage the location of culturally appropriate public art within the activity centre.

### **Built Form**

- To increase building heights and densities in the commercial core and along public transport corridors.
- To encourage new development which enhances the vibrant, multi-cultural character of the centre.
- To improve the visual amenity and appearance of the centre.
- To improve the quality of and access to public spaces, especially for those with special mobility needs.
- To encourage urban design responses which uniquely identify the centre in an appropriate manner.
- To provide for appropriate and consistent weather protection for pedestrians, especially where verandahs link.

### **Subdivision and Consolidation**

- To retain a range of lot sizes across the centre that can facilitate a variety of commercial, retail and entertainment land uses.
- To encourage the consolidation of appropriate sites where development outcomes respect the character of the activity centre and where it assists in the establishment of well designed, mixed-use developments.

## **2.0**

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### **Buildings and works**

A permit is required to construct a fence of more than 1.5m in height above ground.

### **Siting and design requirements**

It is a requirement that:

- All building frontages in a Business 1 Zone align with the front property.
- All developments in a Business 1 and or Business 2 Zone incorporate a continuous verandah to all sides with street abuttal, where appropriate.
- Verandahs align and link with neighboring verandahs.
- Verandahs incorporate under-verandah lighting for the illumination of shop fronts and footpaths.
- Signs and signage structures contribute to the cultural identity of the centre, where appropriate.
- Roller shutters (or similar) be of a transparent or equivalent material.
- Blank façades and or walls on street frontages be discouraged.
- External lighting be sufficient in quantity and degree to encourage public safety.

- Where the outlook of a building is to public space, clear glazing be used in all development.
- Developments incorporate energy efficient and water sensitive design elements, including but not limited to:
  - Rainwater gardens
  - Porous pavements
  - Sand filters for stormwater runoff.
- Rainwater tanks not be visible from any street abuttal.
- Storm water management devices be incorporated in new developments to improve water quality entering street drains.
- All on site loading and waste facilities must be contained within a screened enclosure and form part of the building structure (not an addition).
- Carparks should be landscaped to a high quality design and not present as large plain concrete areas. They should be paved with asphalt or similar heat absorbing materials and provided with adequate lighting.
- Clear and defined pedestrian access be incorporated within carparks.
- Commercial developments adopt dual frontages where abutting major car parks and or laneways.
- Front fencing be at least 50% transparent.
- Patios and or balconies face out onto the street or public spaces to allow for passive surveillance, where practicable.
- Carparking for residential developments is reasonably concealed and is not located at street level.

### 3.0

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### Advertising Signs

#### A permit is required to erect display an advertising sign, except for:

- Advertising signs exempt by Clause 52.05.
- A business identification sign located under a verandah if:
  - It does not exceed 2.5m measured horizontally, 0.5m measured vertically and 0.3m between the faces of the sign;
  - It is located between 2.7m and 3.5m above ground level;
  - It is perpendicular to the building façade and set back no less than 750mm from the kerb line;
  - It does not contain any animation or intermittent lighting; and
  - The sign is located no less than 3m from another similar sign.
- A business identification sign located at ground floor level and projected from a building if:
  - It does not exceed 0.8m measured horizontally, 0.6m measured vertically and 0.3m between the faces of the sign;
  - It is located between 2.7m and 3.5m above ground level;

- It is perpendicular to the building façade and set back no less than 750mm from the kerb line; and
- It does not contain any animation or intermittent lighting.
- One above-verandah sign per building if:
  - It does not exceed 0.6m measured horizontally, 2.5m mm measured vertically and 0.3m between the faces of the sign;
  - It is located between 3.5m and 10m above ground level; and
  - It does not contain any animation or intermittent lighting.
- A non-illuminated business identification sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia
- An internal window display.

#### **4.0 Exemption from notice and review**

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An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application to construct a building or construct or carry out works or display a sign within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

#### **5.0 Decision guidelines**

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Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider as appropriate:

- Whether the proposal will detract from the multi-cultural character of Springvale.
- The design quality and character of the proposal.
- How residential development protects its residents from noise, odour and light impacts.
- How the proposal avoids unreasonable overshadowing of residential properties.
- How private car parking areas avoid being visible from the street.
- The safety and weather protection offered by pedestrian environments.
- Whether any proposed fence detracts from the visual amenity and cultural characteristics of the area.
- Whether any proposed advertising sign is consistent with the provisions of Clause 22.11 – Advertising Signs Policy and the decision guidelines of Clause 52.05.