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SCHEDULE 23 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO23**.

WOODEND TOWN CENTRE

1.0

Design objectives

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To retain and enhance the character of Woodend's town centre.

To ensure new development in the town centre maintains views to Mount Macedon and Golf Course Hill.

To ensure new development is designed to maintain and enhance the values of historic buildings.

To improve the quality of streetscape treatments throughout the town centre.

To improve pedestrian amenity, safety and streetscape legibility.

To encourage the redevelopment of sites in a form that will improve the appearance and range of activities in the town centre.

To protect the town centre entrances from visually intrusive development or signage.

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Buildings and works

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Permit requirements

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road, if it is authorised by the relevant public land manager.

Building heights

- Allow the existing historic buildings to visually dominate the character of the area by maintaining the general two storey scale of the existing town centre.
- Single storey forms are preferred along the east side of High Street to allow views to Mount Macedon, however some double storey elements may be accommodated to the rear where the slope of the land allows, and in locations where view lines can be maintained.
- The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- Changes of building height between existing buildings and new buildings should be graduated.

Town centre character

- New development on High Street should reinforce the fine grain pattern of existing development in the town centre, i.e. narrow frontages with horizontal and vertical articulation.

- Monolithic or uniform design solutions are discouraged on High Street.
- New development within, or adjacent to, an identified heritage place should respect and not overwhelm the scale, form and siting of the heritage building.
- Development that attempts to replicate past architectural styles should be avoided. Contemporary architecture that complements the older buildings of the town centre is preferred.
- Post-supported verandahs consistent with the character of the streetscape are encouraged in new buildings along High Street.
- All roof-mounted mechanical equipment should be concealed by screens that are designed as an integral part of the building.
- New development should use materials that reflect the character of Woodend such as stone, timber or brick. Muted tones and colours and non-reflective materials should be used.
- New development should retain and facilitate mid-block access ways to provide pedestrian connections between main and rear streets, and should upgrade and redevelop these connections with active uses.

Interface with public spaces

- New buildings should be constructed to the front boundary along High Street.
- Development on corner sites fronting High Street should provide active street frontages with verandahs along all road frontages.
- Building facades facing streets, pedestrian routes or public spaces should be activated through the inclusion of transparent doors or windows to improve passive surveillance.
- New development in the town centre should provide loading access via the rear of properties where possible.
- Car parking and service areas associated with new development should be provided on site and designed to minimise impact on the streetscape and public realm.

Landscaping

- Existing significant mature trees should be retained within new development.
- Landscaping should be integrated with the design of the development, complement the landscaping of adjoining public places, and provide for the planting of new vegetation of an appropriate species, scale and siting to enhance the landscape setting of the town centre.

Design requirements for key opportunity sites

Key opportunity sites are identified on the Woodend Town Centre Map attached to this schedule. Additional site specific requirements relate to the following key sites:

59B, 61, 65 High Street, site to rear of 65 High Street, and 28 Urquhart Street

All new development should:

- Be respectful of the important location of these sites at the entrance point into the commercial centre of Woodend.
- Be respectful of the nearby rail environment and address the rail corridor frontage.
- Be designed to facilitate a mix of retail and other commercial uses.
- Maximise on-site car parking irrespective of the scale of development on site.
- Facilitate a positive pedestrian environment along Urquhart and High Streets.

59 High Street

All new development should:

- Be respectful of the important location of this site at the entrance point into the commercial centre of Woodend.
- Provide landscaping to the High Street interface.
- Address the High Street frontage, the interface with the station carpark and adjoining median space to the north.
- Minimise the loss of mature trees on site.
- Be respectful of the nearby rail environment and appropriately address its frontage to the rail corridor.

128 High Street (19th Hole Shopping Centre)

Redevelopment of the site should:

- Locate buildings along the street frontage in a fine grain format, consistent with the other shop frontages on High Street.
- Provide car parking to the rear.
- Provide laneways or pedestrian access mid-block to encourage pedestrian access through to the town centre.

50 Anslow Street (corner Templeton Street)

All new development should:

- Provide active street frontages.
- Include landscaped front setbacks.

Application requirements

An application must be accompanied by a report explaining how the proposal responds to the design objectives and requirements of this schedule. The report should include:

- An explanation of how the siting, form, massing and design of the proposed building responds to the design objectives and design requirements of this schedule, and respects the character of the town centre.
- Details of how the development protects views to Mount Macedon and Golf Course Hill.
- Details of how the development enhances the amenity and safety of adjoining public places.
- A photomontage of the proposed development showing the proposed development in the context of the town centre and views of Mount Macedon and Golf Course Hill.

If in the opinion of the responsible authority the need to provide the above information is not relevant to the evaluation of an application, it may waive or reduce the requirement.

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Advertising signs

All signs requiring a permit under any provision of this planning scheme should be constructed in accordance with the following:

- Signs should be integrated into the design of the buildings and should not visually dominate the building.
- Signs located on the roof top, freestanding signs and signs that project above the fascia of the verandah are discouraged.
- Branding and signage should complement the rural village character of the Woodend township.
- Externally illuminated signs are preferred to internally illuminated signs.

- Illuminated signs should be located below the verandah.

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Decision guidelines

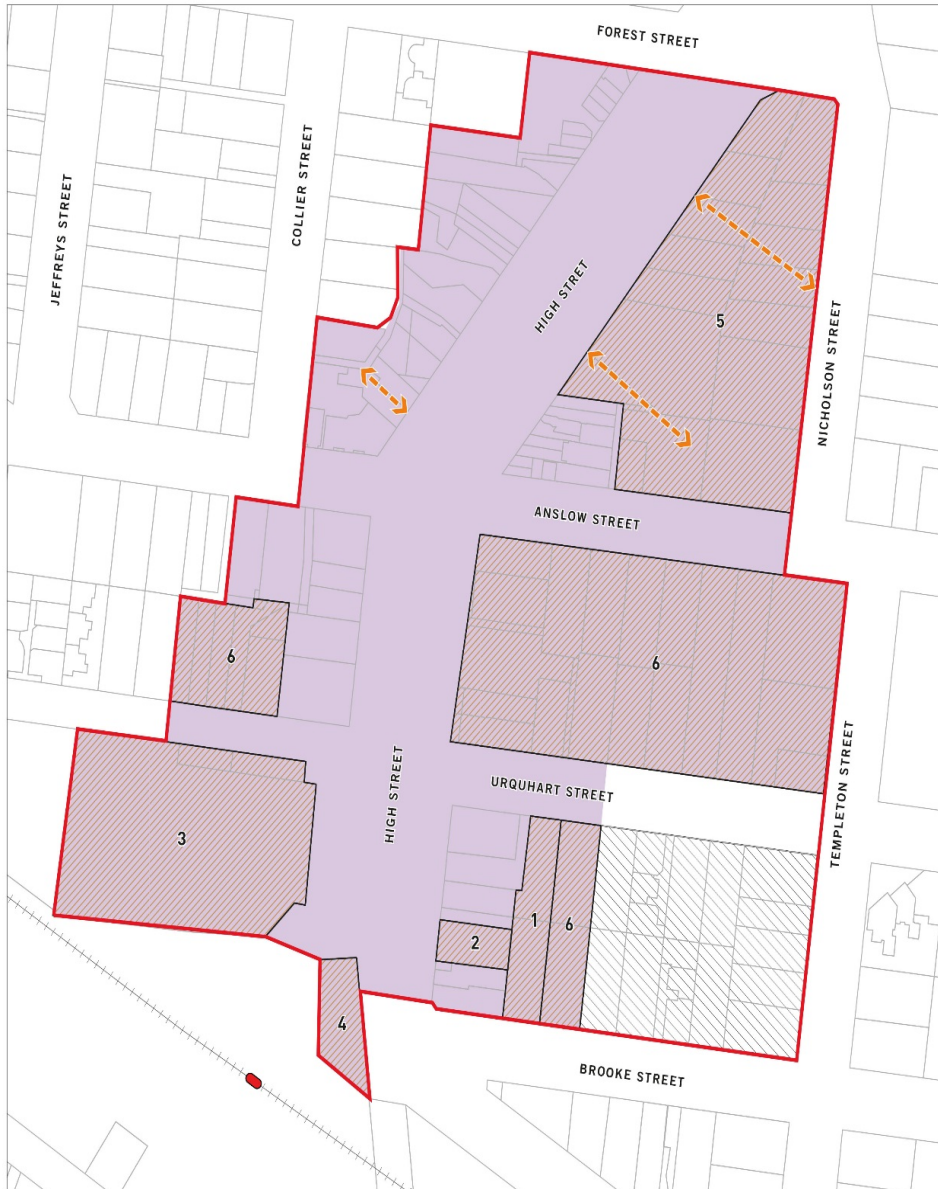
Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5, the responsible authority must consider, as appropriate:

- Whether the proposal meets the design requirements of this schedule.
- Whether the proposal protects views to Mount Macedon and Golf Course Hill.
- Whether the proposal enhances the amenity and safety of adjoining public places.
- The age, location, form and health of mature trees proposed to be removed, their contribution to the landscape character of Woodend and implications for development.

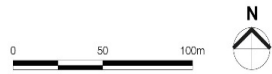
Reference document

Woodend Town Structure Plan & Neighbourhood Character Study, May 2014.

Woodend Town Centre Map



WOODEND
TOWN CENTRE MAP



LEGEND

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|--|---|
| Town Centre DDO Boundary | Key Opportunity Sites |
| Property Boundaries | 34 Urquhart and 1 Brooke Streets |
| Commercial Zone Land within the Town Centre Boundary | 72B High Street |
| Potential Expansion of Commercial Zone | 59B, 61, 65 High Street, Site to Rear at 65 High Street, and 28 Urquhart Street |
| Railway | 59 High Street |
| Indicative Through-Block Pedestrian Connections | 19th Hole Shopping Centre |
| | Other Vacant/Underused Land |