

12/07/2012
C53**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11**.**PYRENEES HIGHWAY, CHEWTON****1.0****Design objectives**12/07/2012
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To reinforce the scale and character of the Chewton 'village', and to ensure open space is maintained.

- To ensure that new development has proper regard for the established character, streetscape, topography and development pattern of Chewton in terms of building height, scale, form, siting, building materials, colours, signs, and landscaping.
- To promote development that properly addresses the Pyrenees Highway.
- To ensure that development is in keeping with and contributes to Council's vision for high standards of development as set out in the Municipal Strategic Statement.
- To ensure that the scale and form of new buildings is in proportion to the site and does not overwhelm the streetscape and surrounding buildings.
- To ensure that front and side setbacks of new development is harmonious with existing development.
- To encourage the use of high quality building materials for new buildings that are harmonious with the surrounding buildings.
- To ensure that fencing, ancillary fixtures and vehicle accommodation areas does not detract from the appearance of the streetscape.
- To ensure that car parking, garages, carports and vehicle access ways do not dominate the front setback.
- To minimise visual clutter and discourage signage that is obtrusive.
- To ensure that existing historic buildings continue to be a major feature of the streetscape and that future development on adjacent land is consistent with retaining and enhancing the dominant urban design characteristics of the Chewton's heritage architecture.
- To strengthen pedestrian connections in Chewton, particularly in the commercial areas fronting the Pyrenees Highway.
- To retain key vistas, particularly to historic buildings and sites.
- To retain significant vegetation on site.

2.0**Buildings and works**12/07/2012
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A permit is required to construct or extend a building.

- Front and side setbacks should demonstrate symmetry with neighbouring buildings, and should consider windows and features of the sides of adjoining buildings.
- Building heights should be sympathetic in relation to adjoining buildings. Where additional height is required, this should be setback from the lower level(s) to limit visibility from the street.
- Buildings should be finished in muted tones.
- Buildings should be designed having regard to the slope of the land.

- Building colours should be harmonious and based on local colour hues.
- New buildings should not attempt to replicate old buildings, rather they should present a similar scale and bulk to the street as existing buildings. New buildings should not dominate the streetscape.
- Highly reflective glass should be avoided.
- The style and appearance of new buildings should contribute positively to the streetscape.
- The scale and form of new buildings should be in proportion to the site, and should not overwhelm the streetscape and surrounding buildings.

A permit is not required to construct or extend an outbuilding, provided

- the total size of the outbuilding will be less than 10 square metres upon completion.
- The outbuilding is constructed behind the front line of the main building on the site.

3.0 Advertising signs

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A permit is required for all advertising signs. Advertising sign requirements are at Clause 52.05. Requirements for the Township Zone are Category 3.

- Sign colours should complement the character of the village setting.

4.0 Decision guidelines

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- *Whether the form, scale, setback and design detail of the development enhances the streetscape and visual quality of the area.*
- *Whether the proposal enhances public amenity.*
- *Whether the location of new buildings or works dominates the front setbacks.*
- *Whether the development addresses the Pyrenees Highway.*