

02/06/2016
C33**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

Tarrington Township**1.0****Design objectives**02/06/2016
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To strengthen the presence of Tarrington's main street core.

To ensure that future development and capital works better articulate and define Tarrington's commercial and civic centre.

To encourage new development that responds to established built form.

To promote a vehicle, cycle and pedestrian environment that responds to Tarrington's main street core and connects with the local street system.

To ensure buildings address the Hamilton Highway and contribute to the streetscape character.

To facilitate the location of commercial and civic buildings into the heart of Tarrington.

2.0**Buildings and works**02/06/2016
C33**Permit Requirements:**

A permit is not required for any buildings and works undertaken by or on behalf of the public land manager.

Requirements

Applications for buildings and works should meet the following requirements:

Height and scale

- Building heights within the Township core should avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.

Building setbacks and form

- New commercial buildings should be located within the commercial or civic precincts to consolidate existing activity
- New buildings should have setbacks similar to existing buildings in these precincts to help define a sense of visual enclosure appropriate to the centre of the township.

Building façade and frontage treatments

- New buildings must address the street and visually contribute to the streetscape character.
- The front façade of commercial buildings should be defined by a horizontal parapet or fascia.
- Awnings that define a pedestrian space and provide weather protection should be provided.

3.0

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Advertising signs

In addition to the requirements at Clause 52.05, advertising signs should meet the following requirements:

- Signs should be considered during the building design and integrated into new structures.
- Signs should be consistently located under awnings and on fascia panels below the parapet.
- Signs within the road reserve, above awnings/verandahs, on poles or rooftops should be avoided.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether buildings and works establish an active street frontage.
- Whether buildings and works are consistent with the objectives of this schedule.
- Whether the design of the development considers key views, sight lines or established character settings.
- Whether the design considers energy efficiency and sustainable design principles.
- Whether the proposed advertising signage is a recessive element in the streetscape.

5.0

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Reference documents

Tarrington Structure Plan – Urban Design Guidelines, 2014.