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## SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

### KOO WEE RUP TOWN CENTRE

#### 1.0

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#### Design objectives

- To achieve urban design outcomes that create a strong traditional rural character and identity for Koo Wee Rup town centre.
- To establish high quality built form that reinforces Koo Wee Rup’s rural character.
- To provide ground floor active frontages along Station Street and Rossiter Road through the provision of entrances and windows with clear glazing.
- To create an attractive, functional and safe built environment with high level of pedestrian amenity.
- To encourage environmentally sustainable design.

#### 2.0

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#### Buildings and works

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

#### Building heights and setbacks

Precinct	Minimum building height	Maximum building height	Setbacks
1a	nil	10 metres (2 storeys)	Front: 0 metres Side street: 0 metres Side: 0 metres at front boundary
1b	nil	15 metres (3 storeys)	Front: 0 metres Side street: 0 metres Side: 0 metres at front boundary Rear: 18 metres
2	7 metres (2 storeys)	15 metres (3 storeys)	Front: 0 metres Side street: 0 metres
3a & 3b	nil	10 metres (2 storeys)	Front: 0 metres Side street: 0 metres

## CARDINIA PLANNING SCHEME

### Requirements

Precinct	Frontages	Built form	Orientation	Parking and Services
General	<ul style="list-style-type: none"> <li>▪ Articulated building facades with entrances and glazing as the predominant elements.</li> <li>▪ Architectural markers and definition to highlight entries and focal points.</li> <li>▪ Awnings to all front facades for pedestrian amenity and shelter.</li> <li>▪ No front fences.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Buildings to respond to existing notable trees wherever possible, with tree protection zones specified by a suitably qualified person.</li> <li>▪ Raised floor levels required for flood mitigation accommodated within buildings with suitable access for persons of all abilities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Principal frontages of new buildings to address the street.</li> <li>▪ Highly visible building entries from the street and pathways.</li> <li>▪ Facade treatments wrapped around corners to address all frontages to public land.</li> </ul>	None
Precinct 1a - Former PMP Site	<ul style="list-style-type: none"> <li>▪ Transparent glazing to at least 70% of ground level street facades.</li> <li>▪ Balconies to upper floors for passive surveillance of the public realm.</li> <li>▪ Cantilevered awnings at a consistent minimum height of 3 metres and a width of approximately 2.5 metres.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Buildings to be articulated with a combination of varied building massing, horizontal and vertical detailing.</li> <li>▪ Development scale should be moderated in the context of achieving pedestrian sight lines or protecting heritage settings.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Development interfacing with a key shared path orientated to address the open space area and provide passive surveillance.</li> <li>▪ Development integration with the shared rail trail with windows, balconies and building detailing oriented to this interface.</li> <li>▪ Building orientation principally to Station Street.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Car parking, loading and service areas located at the rear away from street views.</li> <li>▪ Screened rear service, loading and storage areas.</li> </ul>

## CARDINIA PLANNING SCHEME

Precinct	Frontages	Built form	Orientation	Parking and Services
Precinct 1b - Traditional town centre	<ul style="list-style-type: none"> <li>▪ Transparent glazing to at least 70% of ground level street facades.</li> <li>▪ Third floor levels setback from second level front facades.</li> <li>▪ Cantilevered awnings at a consistent minimum height of 3 metres and a width of approximately 2.5 metres.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Variation in frontage form with punctuations at corners.</li> <li>▪ New building design and massing to be sympathetic to surrounding heritage buildings without mimicking heritage styles.</li> <li>▪ Separation of built form to provide a shared path connection along the eastern boundary of the precinct from Moody Street to the shared rail trail.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Development interfacing with the key shared path to be orientated to address the open space area and provide passive surveillance.</li> <li>▪ Building orientation principally to Station Street.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Car parking, loading and service areas located at the rear away from street views.</li> <li>▪ Screened rear service, loading and storage areas.</li> </ul>
Precinct 2 - Large Format Retail Precinct	<ul style="list-style-type: none"> <li>▪ Transparent glazing to at least 50% of street facades.</li> <li>▪ Cantilevered awnings along Station Street at a consistent minimum height of 3 metres and a width of 2.5 metres.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Definition of the key entrance to Koo Wee Rup town centre at the western corner of precinct 2 with a landmark built form.</li> <li>▪ Articulated front and side elevations with horizontal definition of floor levels.</li> <li>▪ Separation of built form to provide a shared path connection along the eastern</li> </ul>	<ul style="list-style-type: none"> <li>▪ Development interfacing with the key shared path to be orientated to address the open space area and provide passive surveillance.</li> <li>▪ Building orientation principally to Station Street.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Car parking, loading and service areas located at the rear away from street views. Car parking in Precinct 2 may be located at the side.</li> <li>▪ Screened rear service, loading and storage areas.</li> </ul>

## CARDINIA PLANNING SCHEME

Precinct	Frontages	Built form	Orientation	Parking and Services
		boundary of the Timber Sale Yard from Salmon Street to the share rail trail.		
Precinct 3a and 3b - Commercial/ mixed use precinct	<ul style="list-style-type: none"> <li>▪ Transparent glazing to at least 70% of ground level street facades.</li> <li>▪ Cantilevered awnings at a consistent minimum height of 3 metres and a width of approximately 2.5 metres.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Articulated front and side elevations with horizontal definition of floor levels.</li> <li>▪ Horizontal parapets to front elevations in Precinct 3a that match the first floor alignment of Royal Hotel to ensure a continuity of frontage form.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ground level entrances to upper level dwellings to be accessible from the street and well articulated within the street facade.</li> <li>▪ Building orientation in precinct a principally to Station Street.</li> <li>▪ Building orientation in precinct 3b principally to Rossiter Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Car parking, loading and service areas located at the rear away from street views.</li> <li>▪ Screened rear service, loading and storage areas.</li> </ul>

### 3.0

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#### Subdivision

None specified.

### 4.0

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#### Signs

None specified.

### 5.0

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#### Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive site analysis and an urban context report which identifies constraints and opportunities and demonstrates how the design response achieves the design objectives at Clause 1.0 and the built form requirements specified at Clause 2.0 of this schedule.  
If in the opinion of the responsible authority a site analysis and urban context report is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.
- If an application proposes a building height that is below the specified minimum building height, or exceeds the specified maximum building height, the application must demonstrate how the development will achieve the design objectives at Clause 1.0 and the built form requirements of Clause 2.0 of the schedule.

6.0

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**Decision guidelines**

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 a proposal that is below the minimum building height or exceeds the maximum building height still achieves the design objectives of this schedule.
- Whether a proposal that seeks to vary a built form requirement can still achieve the design objectives of this schedule.
- Any impact the proposal has on pedestrian amenity.

**Figure 1: Precinct Plan**

