14/01/2010
C138

SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**

Flinders Village Centre

1.0 Design objectives

03/07/2008
C102

- To ensure that new development has proper regard for the established character streetscape, topography and development pattern of the Flinders village centre in terms of building height, scale, form, building materials and siting.
- To ensure that development proposals are based on an appropriate site analysis and design response process that demonstrates respect for the built form character of the Flinders village centre.
- To reinforce the "village" scale and character of the village centre.
- To promote the creation of a high quality public spaces within the Flinders village centre
- To promote active frontages.
- To maintain visual connections between the village centre and the surrounding village residential areas, reserves and landscape.
- To ensure that any new development properly addresses the Cook Street frontage.
- To ensure that the 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 heritage values.

2.0 Buildings and works

03/07/2008
C102

General requirements

- The upper storey of any two storey building should be setback a minimum of 9 metres from the frontage.
- Development along Cook Street should present as single storey when viewed from the street, with a maximum building height of 6 metres within 9 metres of the frontage.
- Development should not exceed a maximum site coverage of 50% and the floor area of any upper storey development should not exceed 35% of the site area.
- Development should be designed to allow space around and between buildings, rather than resulting in boundary to boundary construction.
- Simple building styles and materials are encouraged, including the use of timber, but not masonry and render, or reflective glass.
- At least 66% of the width of a building frontage should consist of active display windows. Building entry points should address the street.
- Provision should be made for outdoor spaces, preferably at the street frontage or in the form of court yards. At least 30% of open space or courtyard areas should be landscaped, hard surfaces should not dominate.
- Buildings should follow the topography, rather than levelling wide development footprints. Buildings across wide frontages should be divided into discrete sections, with a section width of approx 7 metres.
- The use of verandahs, recessed entry points and eaves is encouraged.
- Roof forms should be pitched, hip or gambrel, with a pitch of between 25 -35 degrees. Flat roofs are generally inappropriate.
- Signage should be integrated within the built form.

- All cladding and trim must be coloured and maintained in muted tones. Roof materials may be unpainted galvanised steel or similar colouring.

Mandatory requirements

- An application must include a site analysis and design response explaining in detail how the design of the proposed development responds to the design objectives of this schedule and demonstrates respect for the existing character of the Flinders village centre, particularly having regard to the Flinders Village Centre Design Guidelines (MPSC 2007).
- All new development must be connected to:
  - A reticulated sewerage system or an alternative approved by the responsible authority.
  - A reticulated drainage system or alternative approved by the responsible authority.
- No building may exceed a building height of more than 8 metres or contain more than two storeys above natural ground level.

Mandatory requirements cannot be varied with a permit.

3.0 Decision guidelines

03/07/2008 C102

Before deciding on an application, the responsible authority must consider:

- Any relevant development plan, heritage study, code or policy relating to the protection and development of land in the area.
- Whether the siting and height of any proposed building is consistent with the existing streetscape and village character.

4.0 Expiry

14/01/2010 C138

This schedule does not apply after 30 June 2010.

Reference document

Flinders Village Centre Design Guidelines for New Development (MPSC 2007)