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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

MOUNT EVELYN TOWN CENTRE

1.0 Design objectives

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General design objectives for whole town centre

- To reinforce and strengthen the distinctive character of the Mt Evelyn town centre.
- To maintain the pedestrian scale and fine grained rhythm of the streetscape of the existing shopping streets.
- To maintain the low rise character of the town centre.
- To protect key views from within the town centre to the Dandenong Ranges and surrounding areas.
- To protect the bushland character of the centre.
- To promote Wray Crescent and Station Street as the hub of the Mt Evelyn town centre and the main focus of pedestrian activity.
- To encourage a continuity of active frontages to Wray Crescent and Station Street.
- To ensure that development on the eastern side of Snowball Avenue is consistent with the residential character of the street.
- To ensure that buildings with visible roof form make a positive contribution to the character of the centre.
- To ensure that the design of buildings responds to the site slope.
- To encourage medium density residential development including shop top housing on sites within and adjoining the established commercial area.

2.0 Buildings and works

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- Development should maintain a low rise character and should not exceed two storeys (up to 8 metres) above natural ground level. A third storey may be considered where it is setback or recessed.
- Development should not obscure views to the Dandenong Ranges (and maintain a view of middle distance vegetation within these views) from Outlook Park, the Warburton Trail and from the elevated northern end of Wray Crescent.
- Development should avoid visible expanses of flat roof and support a varied and interesting roof form.
- Plant and equipment of roofs should generally not be visible.
- Development should be stepped with slope so that changes in natural ground level do not result in built form with a visual bulk that undermines the low-rise and fine-grained character of the centre.
- Buildings should be constructed to the street frontage along Station Street and Wray Crescent except where a setback is required to enable retention of significant vegetation.

- Development should provide a stronger physical and pedestrian connection between the hub of the town centre in Wray Crescent and Station Street and sites to the rear of the town centre including the supermarket development in the south - east corner of the town centre.
- Building canopies or awnings giving continuous all weather protection must be provided along the street frontage to Wray Crescent, Station Street, York Road and Birmingham Road .
- Development (including corner sites) should provide active frontages to Wray and Station Streets.
- Development on the east side of Snowball Avenue should respect the residential character of the street by the following:
 - Avoid the presentation of blank walls to the streetscape.
 - The use of landscaping, setbacks and building articulation to address the visual balance of the street.
- Development on public land should retain and extend indigenous vegetation and protect fauna habitat.
- Development on land adjoining the Warburton Trail or open space areas in Birmingham Road should be designed to protect the bushland character of the open spaces areas.
- Car parking and vehicle access ways within road reserves along York Road and Birmingham Road should retain and extend areas of indigenous vegetation.

3.0 Subdivision

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Nil

4.0 Advertising signs

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Nil

5.0 Decision guidelines

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Nil