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Proposed C100

SCHEDULE 24 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**.

RIDDELLS CREEK TOWN CENTRE

1.0 Design objectives

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Proposed C100

To reinforce the low-scale, 'village' character of the Town Centre precinct.

To improve the visual and physical integration of the two parts of the precinct separated by Main Road.

To improve pedestrian permeability, amenity and safety.

To enhance the environmental value of the existing drainage line through the town centre and facilitate its use as a pedestrian thoroughfare.

To maintain view lines outward from the town centre that contribute to a sense of being located in a rural context.

To ensure that **new development** responds to the heritage and rural context of Riddells Creek.

To encourage the redevelopment of key opportunity sites in a form that will improve the appearance and range of activities in the town centre.

2.0 Buildings and works

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Proposed C100

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0 Design requirements

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Proposed C100

Building height

- **New development** should maintain the low scale of the streetscape. Single storey forms are preferred along the street frontage.
- A second storey, if used, **should** minimise visual bulk by being stepped back from the street or incorporated within the roof profile.
- All roof-mounted mechanical equipment **should** be concealed by screens that are designed as an integral part of the building.

Township character

- **New** buildings **should** acknowledge the rural context of the township, and the use of pitched roofs, verandahs and traditional window forms are encouraged.
- **New** retail frontage **should** provide sufficient glazing, appropriate window forms and parapet treatments consistent with the existing character of Riddells Creek.
- **New development** **should** use materials that reflect the heritage and character of Riddells Creek.

Interface with public spaces

- Additional vehicle crossovers to Main Road and Station Street **should** be minimised.
- Development on lots that include or abut the drainage line that runs through the town centre **should**, wherever possible, include measures to revegetate the waterway and riparian zone and develop a public pedestrian pathway along it.
- Building facades facing streets, pedestrian routes or public spaces **should** be activated through the inclusion of transparent doors or windows.

Landscaping

- Mature trees **should** be retained within new development.
- The removal of mature street trees **should** be avoided.
- Landscaping **should** be integrated with the design of the development and complement the landscaping of adjoining public places.

Sutherlands Road (south side) and Stephens Street (west side)

- Conversion of existing dwellings to commercial uses is supported.
- The design of new buildings for commercial uses **should** integrate with residential buildings on adjoining lots.

Design requirements for key opportunity sites

1-3 Station Street

Development of the site **should**:

- Activate the frontage to Station Street and reinforce the fine grain pattern of existing development in the street, i.e. narrow frontages with horizontal and vertical articulation.
- Enhance pedestrian access, safety and amenity on street frontages and through car parking areas.
- Facilitate pedestrian and cycling through the site, that enables connectivity to Station Street and the Lake Reserve (including a potential route under the railway bridge that would connect Lake Reserve to any future development area to the south), in consultation with the relevant authorities.
- Minimise the impact of the development on view lines between Lake Reserve and Riddells Creek Railway Station.
- Minimise the visual impact of the development, including car parking and loading bay areas, through site planning and landscaping measures.
- Mitigate any flooding risk along the drainage line and the railway embankment, in consultation with the relevant authorities.

2 Station Street (corner of Sutherlands Road)

Redevelopment of the site **should**:

- Activate the frontage to both Station Street and Sutherlands Road, and provide an appropriate interface with the retail strip on Station Street and the public open space on Sutherlands Road.
- Improve pedestrian access, safety and amenity on both street frontages and at the corner of Station Street and Sutherlands Road.
- Minimise the crossover width and visual impact of any loading bay area.

- Ensure signage is appropriate to the rural village context in height, scale, materials and colours, recognising the site's position as a gateway into the Station Street retail strip.

11-13 Station Street and 11-15 Hamilton Street

Development of any site **should**:

- Locate buildings along the street frontage and reinforce the fine grain pattern of existing development in the town centre, i.e. narrow frontages with horizontal and vertical articulation.
- Provide on-site car parking and loading access to the rear of buildings.
- Facilitate pedestrian connectivity to the Lake Reserve and any commercial development to the west, in consultation with the relevant authorities.
- For 11-15 Hamilton Street: facilitate pedestrian access to any potential pedestrian/cycling crossing to the south of the railway, in consultation with the relevant authorities.

4.0 Advertising signs

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Proposed C100

All signs requiring a permit under any other provision of this planning scheme **should** be constructed in accordance with the following:

- Signs **should** be integrated into the design of the buildings and avoid visually dominating the building.
- Roof top, freestanding and signs projecting above the fascia of the verandah are discouraged.
- Branding and signage **should** be adapted to complement the rural village character of Riddells Creek.
- Externally illuminated signs are preferred to internally illuminated signs.
- Illuminated signs **should** be located below the verandah.

5.0 Application requirements

--/20--
Proposed C100

A development application must be accompanied by a report explaining how the proposal responds to the design objectives and requirements of the overlay. The report **should** include as a minimum:

- An explanation of how the town centre character has influenced the siting, form, massing and design of the proposed building.
- Details of any effect the proposed building may have on view lines to surrounding rural areas and the ranges to the north.
- Details of how the development enhances the amenity and safety of adjoining public places.

If in the opinion of the responsible authority the need to provide the above information is not relevant to the evaluation of an application, it may waive or reduce the requirement.

6.0 Decision guidelines

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Proposed C100

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5 and Clause 65, the responsible authority must consider, as appropriate:

- The design objectives of this schedule.
- The buildings and works design requirements of this schedule.

Riddells Creek Town Centre



RIDDELLS CREEK DESIGN AND DEVELOPMENT OVERLAY

LEGEND

- DDO Boundary
- Property Boundaries
- Open Space
- Railway
- Water Course
- > Drainage Line

Community Facilities

- A CFA
- B Police Station
- C Mechanics Institute Hall
- D Senior Citizens
- E Kindergarten
- F Neighbourhood House
- G Pre-School
- H Men's Shed

Key Opportunity Sites

- 1 1-3 Station Street
- 2 2 Station Street
- 3 11-13 Station Street
- 4 11-15 Hamilton Street

0 100 200m

