

Comparison of Woodend Structure Plan Recommendations
and Amendment C98 DDO23

| No. | Ref. | Structure Plan Township Character Objectives Page 56 | Ref. | Amendment C98 Design & Development Overlay 23 |
|-----------------------|-------------------------|--|-----------------------------------|---|
| Structure Plan | | | DDO23: 1 Design Objectives | |
| 1. | SP Obj DP1 p56 | To retain and enhance the ‘village’ character of Woodend’s town centre. | DO 1 | <ul style="list-style-type: none"> To retain and enhance the character of Woodend’s town centre. |
| 2. | SP Obj DP2 p56 | Protect older buildings that are an important part of the character and heritage of the township. | | Not included exhibited DDO |
| 3. | SP Obj DP3 p56 | Ensure new development in the town centre maintains views to Mount Macedon and Golf Course Hill. | DO 2 | <ul style="list-style-type: none"> To ensure new development in the town centre maintains views to Mount Macedon and Golf Course Hill. |
| 4. | SP Obj DP4 p56 | Design new development to respect the identified values of heritage buildings. | DO 3 | <ul style="list-style-type: none"> To ensure new development is designed to maintain and enhance the values of historic buildings. |
| 5. | SP Obj DP5 p56 | Improve the quality of streetscape treatments throughout the town centre and surrounding precincts. | DO 4 | <ul style="list-style-type: none"> To improve the quality of streetscape treatments throughout the town centre. |
| 6. | SP Obj DP6 p56 | Improve pedestrian amenity, safety and streetscape legibility. | DO 5 | <ul style="list-style-type: none"> To improve pedestrian amenity, safety and streetscape legibility. |
| 7. | | | DO 6 | <ul style="list-style-type: none"> To encourage the redevelopment of sites in a form that will improve the appearance and range of activities in the town centre. |
| 8. | | <u>See No. #17 below</u> | DO 7 | <p>ADDED POST EXHIBITION</p> <ul style="list-style-type: none"> To protect the town centre entrances from visually intrusive development or signage <i>Response to Submissions 76 (MARRA) and 54</i> |

| Structure Plan Building Design Guidelines Page 53 | | | Amendment C98 Design & Development Overlay 23 | |
|--|--------------------|---|--|---|
| Structure Plan | | | DDO23: 2 Design Requirements | |
| | | | Building heights | |
| 9. | | | DR BH DP1 | <ul style="list-style-type: none"> Allow the existing historic buildings to visually dominate the character of the area by maintaining the general two storey scale of the existing town centre. |
| 10. | BDS AN DP4 | New development should be lower than the parapet height of the heritage buildings (which would equate to approximately 10m) on the west side of High Street. | | <i>Not included exhibited DDO</i> |
| 11. | BDS AN DP5 | Single storey forms are preferred along the east side of High Street where it is necessary to maintain viewlines to Mt Macedon. However some double storey elements may be accommodated to the rear where the slope of land allows and in locations where viewlines can be maintained. | DR BH DP2 | <ul style="list-style-type: none"> Single storey forms are preferred along the east side of High Street to allow views to Mount Macedon, however, some double storey elements may be accommodated to the rear where the slope of the land allows, and in locations where view lines can be maintained. |
| 12. | BDS AN DP3 | MAINTAIN a 2 storey or 10m height limit within the town centre and REQUIRE new buildings on the east side of High Street to be sited and designed to allow views to Mount Macedon from within the village. | DR BH DP3 | <ul style="list-style-type: none"> The maximum building height SHOULD NOT EXCEED 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. |
| 13. | | <i>Not Building Design Guidelines: Source?</i> | DR BH DP4 | <ul style="list-style-type: none"> Changes of building height between existing buildings and new buildings SHOULD be graduated. |
| 14. | | | Town centre character | |
| 15. | BDS HIGH DP1 | MAINTAIN a fine grain of retail development within the town centre. Frontages should be designed with horizontal and vertical articulation that reflects the design of existing shopfronts. | DR TCC DP1 | <ul style="list-style-type: none"> New development on High Street SHOULD REINFORCE the fine grain pattern of existing development in the town centre, i.e. narrow frontages with horizontal and vertical articulation. |
| 16. | BDS AN DP2 | PROTECT important view lines to Mount Macedon and Golf Course Hill and town entrances from visually intrusive development or signage. | | <i>The new design objective added post-exhibition includes protect town entrances, but not view lines.</i> |
| 17. | BDS HIGH DP2 | DISCOURAGE site consolidation and ‘big box’ development. | DR TCC DP2 | <ul style="list-style-type: none"> Monolithic or uniform design solutions ARE DISCOURAGED on High Street. |
| 18. | BDS AN DP10 | ENSURE that new development within, or adjacent to, an identified heritage place RESPECTS the scale, form and siting of the heritage building. | DR TCC DP3 | <ul style="list-style-type: none"> New development within, or adjacent to, an identified heritage place SHOULD RESPECT and not overwhelm the scale, form and siting of the heritage building. |
| 19. | BDS AN DP7 | AVOID mock-heritage styles of architecture. | DR TCC DP4 | <ul style="list-style-type: none"> AVOID development that attempts to replicate past architectural styles. Contemporary architecture that |

| No. | Ref. | Structure Plan Building Design Guidelines Page 53 | Ref. | Amendment C98 Design & Development Overlay 23 |
|-----|--------------------|--|------------------|---|
| | BDS AN DP1 | ENSURE a high standard of contemporary architecture that complements the older buildings of the centre, while reflecting its distinct eclectic character. | | complements the older buildings of the centre IS PREFERRED. |
| 20. | BDS HIGH DP5 | ENCOURAGE new buildings to provide post-supported verandahs consistent with the predominant style along High Street. | DR TCC DP5 | <ul style="list-style-type: none"> Post-supported verandahs consistent with the character of the streetscape ARE ENCOURAGED in new buildings along High Street. |
| 21. | | <i>Not Building Design Guidelines: Source?</i> | DR TCC DP6 | <ul style="list-style-type: none"> All roof-mounted mechanical equipment SHOULD be concealed by screens that are designed as an integral part of the building. |
| 22. | BDS AN DP6 | DEMONSTRATE design innovation and careful composition of all the elements that comprise the design of built form – openings, colours, materials, textures etc. | | Not included exhibited DDO |
| 23. | BDS AN DP9 | Buildings should use high quality materials that are durable and will age well over time. Materials that reflect the character of Woodend should be used, such as stone, timber or brick. Muted tones and colours and non-reflective materials should be used. | DR TCC DP7 | <ul style="list-style-type: none"> New development should use materials that reflect the character of Woodend – such as stone, timber or brick. Muted tones and colours, and non-reflective materials should be used. |
| 24. | BDS AN DP14 | RETAIN and ENCOURAGE mid-block access that provide pedestrian connection between main and rear streets, and ENCOURAGE their upgrade and redevelopment with active uses. | DR TCC DP8 | <ul style="list-style-type: none"> New development SHOULD RETAIN and facilitate mid-block access ways to provide pedestrian connections between main and rear streets, and UPGRADE AND REDEVELOP these connections with active uses. |
| 25. | BDS AN DP11 | ENCOURAGE Environmental Sustainable Design (ESD) measures to be integrated into new buildings or incorporated in the retrofitting of existing buildings e.g. energy efficiency and solar passive design, greater water efficiency, waste management practices, use of sustainable materials and adaptability of design. | | <p>Not included exhibited DDO</p> <p><i>MRSC post-exhibition response says issue is covered by 6 Star Energy standards.</i></p> |
| 26. | BDS HIGH DP3 | Buildings should be set up to the street and provide an active frontage. New developments should be built to the front boundary with zero setbacks. | DR IPS DP1 | <ul style="list-style-type: none"> New buildings should be constructed to the front boundary along High Street. |
| 27. | | <i>Not Building Design Guidelines: Source?</i> <i>Similar to 50 Anslow St Key Opportunity Site (at No. #45)?</i> | DR IPS DP2 | <ul style="list-style-type: none"> Development on corner sites fronting High Street SHOULD provide active street frontages with verandahs along all road frontages. |
| 28. | BDS AN DP8 | ENSURE that building facades facing streets, lanes or public spaces are activated through the inclusion of doors or windows. | DR IPS DP3 | <ul style="list-style-type: none"> Building facades facing streets, pedestrian routes or public spaces SHOULD be activated through the inclusion of transparent doors or windows to improve passive surveillance. |
| 29. | BDS HIGH DP4 | ENCOURAGE footpath trading and outdoor dining to increase activity and passive surveillance on High Street. | | Not included exhibited DDO |
| 30. | BDS AN | CONSIDER how lighting could be used | | Not included exhibited DDO |

| No. | Ref. | Structure Plan Building Design Guidelines Page 53 | Ref. | Amendment C98 Design & Development Overlay 23 |
|-----|-------------------|--|-----------------------------|--|
| | DP12 | creatively to enhance the night time appearance of buildings and pedestrian safety on High Street and the surrounding street network (such as uplighting signature trees and heritage buildings, or the clocktower). | | |
| 31. | | <i>Not Building Design Guidelines: Source?</i> | DR IPS DP4 | <ul style="list-style-type: none"> New development in the town centre SHOULD provide loading access via the rear of properties where possible. |
| 32. | | <i>Not Building Design Guidelines: Source?</i> | DR IPS DP5 | <ul style="list-style-type: none"> Car parking and service areas associated with new development SHOULD be provided on site and designed to minimise impact on the streetscape and public realm. |
| 33. | | | Landscaping | |
| 34. | SDG P56 DP5 | SUPPORT THE RETENTION of existing mature trees, and identify significant trees that require protection. | DR L DP1 | <ul style="list-style-type: none"> Existing significant mature trees SHOULD BE RETAINED within new development. |
| 35. | | <i>Not Building Design Guidelines: Source?</i> | DR L DP2 | <ul style="list-style-type: none"> Landscaping SHOULD be integrated with the design of the development, complement the landscaping of adjoining public places, and provide for the planting of new vegetation of an appropriate species, scale and siting to enhance the landscape setting of the village. |
| 36. | | | 4. Advertising signs | |
| 37. | | - | AS1 | All signs requiring a permit under any provision of this planning scheme should be constructed in accordance with the following: |
| 38. | BDS AN DP13 | ENCOURAGE the incorporation of advertising signs into building design and under awnings... | AS DP1 | <ul style="list-style-type: none"> Signs SHOULD BE INTEGRATED into the design of the buildings and avoid visually dominating the building. |
| 39. | BDS AN DP13 | ... AVOIDING roof top, above verandah and freestanding signs... | AS DP2 | <ul style="list-style-type: none"> Roof top, freestanding and signs projecting above the fascia of the verandah ARE DISCOURAGED. |
| 40. | BDS AN DP13 | ... Corporate branding and signage should be adapted to complement the character of Woodend. | AS DP3 | <ul style="list-style-type: none"> Branding and signage should be adapted to complement the rural village character of Woodend. |
| 41. | | <i>Not Building Design Guidelines: Source?</i> | AS DP4 | <ul style="list-style-type: none"> Externally illuminated signs ARE PREFERRED to internally illuminated signs. |
| 42. | | <i>Not Building Design Guidelines: Source?</i> | AS DP5 | <ul style="list-style-type: none"> Illuminated signs SHOULD be located below the verandah. |
| No. | Item | Structure Plan Key Opportunity Sites page 42 | Item | Amendment C98 DDO Key Opportunity Sites |
| 43. | SP KOS P42 | Site 3: 61 High Street & 28 Urquhart Street sites near station | | Site 3: 59B, 61, 65 High Street, site to rear of 65 High Street, and 28 Urquhart Street |
| | | Buildings on this site should be respectful | | All new development should: |

| No. | Ref. | Structure Plan Building Design Guidelines Page 53 | Ref. | Amendment C98 Design & Development Overlay 23 |
|-----|------------------|---|------|---|
| | | of the key gateway location and... | | CHANGE POST EXHIBITION <ul style="list-style-type: none"> Be respectful of the key-gateway important location of these sites at the entrance point to the commercial centre of Woodend. <i>Response to Submission 60</i> |
| | | <i>Not Building Design Guidelines: Source?</i> | | <ul style="list-style-type: none"> BE DESIGNED to facilitate a mix of retail and commercial uses. |
| | | <i>Not Building Design Guidelines: Source?</i> | | <ul style="list-style-type: none"> MAXIMISE on-site car parking irrespective of scale of development on site. |
| | | ...CONTRIBUTE to a positive pedestrian environment along Urquhart and High Streets. | | <ul style="list-style-type: none"> FACILITATE a positive pedestrian environment along Urquhart and High Streets. |
| | | | | ADDED POST EXHIBITION <ul style="list-style-type: none"> Be respectful of the nearby railway environment and address the rail corridor frontage. <i>Response to Submission 18 (DEDJT)</i> |
| 44. | SP KOS P42 | Site 6: 50 Anslow St (corner Templeton) | | Site 6: 50 Anslow Street (corner Templeton) |
| | | Buildings on this site should provide a positive address to all street frontages. | | All new development should: <ul style="list-style-type: none"> Provide active street frontages. Include landscaped front setbacks. |
| | | Landscaping should be included within frontage setbacks. | | |
| 45. | SP KOS P42 | Site 4: 59 High Street | | Site 4: 59 High Street |
| | | Development on this site should... | | All new development should: |
| | | ... ENSURE an appropriate built form and signage design response in this significant gateway location. | | ADDED POST EXHIBITION <ul style="list-style-type: none"> BE RESPECTFUL OF the important location of these sites at the entrance point to the commercial centre of Woodend. <i>Response to Submission 60</i> |
| | | Buildings should be designed to address the High Street frontage and the interface with the station carpark and adjoining median space to the north. | | <ul style="list-style-type: none"> Address the High Street frontage, the interface with the station carpark and adjoining median space to the north. |
| | | Importantly signage should be appropriate to the country town context in height, scale, materials and colours. | | Not included exhibited DDO |
| | | Landscaping should be provided to the High Street interface. | | ADDED POST EXHIBITION <ul style="list-style-type: none"> Provide landscaping to the High Street frontage. <i>Response to Submissions 76 (MRRA) & 60 (Coles)</i> |
| | | Retention of the mature trees on site should also be considered. | | <ul style="list-style-type: none"> Minimise the loss of mature trees on site. |
| 46. | SP KOS P42 | Site 5: 128 High Street (19th Hole Shopping Centre) | | 128 High Street (19 th Hole Shopping Centre) |
| | | In the long term, should the site be redeveloped, it is recommended that... | | Redevelopment of the site SHOULD : |

| No. | Ref. | Structure Plan Building Design Guidelines Page 53 | Ref. | Amendment C98 Design & Development Overlay 23 |
|-----|------------------|---|------|---|
| | | ...buildings ARE LOCATED along the street frontage, in a 'fine-grain' format as per the other shop frontages of High Street. | | <ul style="list-style-type: none"> Locate buildings along the street frontage in a fine grain format as per the other shop frontages on High Street. |
| | | Car parking could BE PROVIDED at the rear. | | <ul style="list-style-type: none"> Provide car parking to the rear. |
| | | Laneways or pedestrian access should be provided mid-block to encourage pedestrian access through to the town centre. | | <ul style="list-style-type: none"> Provide laneways or pedestrian access mid-block to encourage pedestrian access through to the town centre. |
| | | In the short term, it is recommended that the height of the hedge is lowered to open sight lines across the site. Tree planting should be introduced to the car park. This should include planters and drainage that apply Water Sensitive Urban Design (WSUD) principles. | | Not Included exhibited DDO |
| 47. | SP KOS P42 | Site 6: Other sites identified Redevelopment of these sites in accordance with the streetscape and building design guidelines would significantly improve the streetscape character, and add new activity to the town centre. | | Not included exhibited DDO |

| | |
|-------------|--|
| MRSC | Macedon Ranges Shire Council |
| SP | Woodend Township Structure Plan |
| Obj | Township Character Objectives, Structure Plan p 56 |
| BDS | "Building Design Guidelines", Structure Plan page 53 |
| AN | "All New Development" recommendations |
| HIGH | "High Street" recommendations |
| KOS | "Key Opportunity Sites", Structure Plan page 42 |
| DO | DDO23 Design Objectives |
| DR | DDO23 Design Requirements |
| BH | DDO23 Building Heights |
| TCC | DDO23 Town Centre Character |
| IPS | DDO23 Interface With Public Spaces |
| L | DDO23 Landscaping |
| AS | DDO23 at 4. Advertising Signs |