

19/05/2016
C97**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

Anglesea Town Centre**1.0**13/03/2014
C79**Design objectives**

To establish an identifiable and cohesive village character for the town centre whilst encouraging shops to express their individual identity as a means of achieving visual interest.

To ensure that development complements the preferred coastal village character of the town centre, with emphasis on simple building forms and well defined pedestrian areas.

To retain the low rise built character of the centre and allow for a reasonable sharing of views from residential properties to the rear.

To encourage the use of natural and earthy external building materials and colours that are reflective of Anglesea's natural environment, including the bush, beach, ocean and cliff faces.

To encourage innovative and creative advertising signs that are designed to be part of the shopfront façade treatment and are of a scale and design that reflects the centre's village character.

To encourage and promote development which utilises sustainable design principles.

To promote the use of indigenous plant species in landscaping, and integrate landscaping with the design of car parking areas.

2.013/03/2014
C79**Buildings and works**

A permit is not required for alteration to a ground floor level building façade provided:

- The alteration does not include the installation of a roller shutter; and
- At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.

A permit is required to construct a fence which has abuttal to a road or public area, including a public car park.

Requirements

- Buildings should not exceed a height of 7.5m above natural ground level. Minor projections may be permitted to exceed this height to create architectural interest provided they do not cause detrimental overshadowing, create a sense of visual bulk, result in loss of views of natural features or compromise the proportions of the streetscape.
- Building façade design should provide for individuality in shop front presentation and comprise not less than a ratio of 10% of solid material to glass area in the shopfront below verandah level.
- Large areas of blank wall or highly reflective/brightly coloured surfaces should be avoided for facades fronting public areas. Where possible areas of blank space should be reduced by additional window openings which contribute to the display of goods from within, or by the display of community/tourist information.

- The addition of parapets to buildings above verandahs is encouraged to improve the general proportions of the building façade, and should be varied in shape to reinforce the sense of small individual shopfronts.
- Verandah posts should not impair vehicular or pedestrian movement.

3.0
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Advertising

Advertising sign requirements are at Clause 52.05-9, Category 3.

Performance criteria

In addition to the decision guidelines at Clause 52.05-2:

- Advertising signs should be designed to integrate with the architectural style and character of the building and streetscape image, and should be included as an integral part of the design theme of a development.
- Advertising signs attached to buildings should not obscure architectural features and supporting structures should not be obtrusive when viewed from public areas.
- Advertising at verandah height and above should be limited to business identification and should be fixed flush to the building façade unless the design is particularly innovative and will enhance the streetscape.
- Signs should not dominate or obscure other signs as a result of visual clutter.
- Signs should not emit excessive glare or reflection from internal or external illumination or cause detriment to the amenity of nearby dwellings.

The following signs will not be supported:

- Illuminated signs above verandah level.
- Pole signs.
- Promotion signs.

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Decision guidelines

Before deciding on an application, in addition to the objectives and performance criteria under each heading above and in Clause 43.02, the responsible authority must consider:

- The extent to which a building is consistent with the design principles expressed in the Anglesea Streetscape Project 1996.
- Whether landscaping and works within public areas is consistent with the Streetscape and Landscaping Policy at Clause 22.02 and the Anglesea Great Ocean Road Study 2016.

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Reference Documents

Anglesea Streetscape Project 1996

Anglesea Great Ocean Road Study 2016