Development Overlay to Wallan town centre and key development sites to encourage quality built form outcomes for these areas.

Clause 21.07 Housing

Clause 21.07 supports the provision of residential diversity and choice, and the proposed Development Overlay supports appropriate sub-division layouts.

Clause 21.08: Economic Development

Clause 21.08-1 supports new development and employment opportunities in business, industry and tourism. The proposed amendment furthers this objective and its strategies by encouraging high quality residential and commercial development.

Clause 21.09 Transport

The proposed amendment will provide a Design and Development Plan Overlay which will see to improve the pedestrian experience in the town centre and provide appropriate vehicle parking. It also considers the role and function of the Northern Highway, which is key arterial road within Wallan town centre.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment proposes to apply a Design and Development Overlay to Wallan town centre in accordance with the form and content requirements of the Victorian Planning Provisions.

How does the Amendment address the views of any relevant agency?

Relevant agencies were consulted throughout the preparation of the Wallan Town Centre. The views of the agencies have been incorporated into the Masterplan and the relevant planning scheme controls. Furthermore, consultation with the agencies will occur during the formal exhibition of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment is consistent with the transport system objectives as set out in Part 2, Division 2 of the Transport Integration Act.

It is not expected that the proposed amendment will have a discernible impact on the existing road network, nor will it compromise the safety or operation of the existing transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed Design and Development Overlay will provide a clear assessment framework for future planning permits within Wallan town centre. This could generate additional planning permit applications, however it is expected that this additional workload can be accommodated within the existing resources of the Statutory Planning Department.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- Wallan Planning and Building Office, 4a & 4b (Level 1), 61 High Street, Wallan
- Wallan Library, Wellington Square, Wallan, VIC 3756

- Broadford Customer Service Centre, 12 113 High Street, Broadford

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by [insert submissions due date].

A submission must be sent to:

Strategic Planning

Mitchell Shire Council

113 High Street

Broadford

VIC 3658

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]]

[Delete this section if not applicable]

ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Wallan	Wallan Town Centre	DDO6

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SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 6.**

WALLAN TOWN CENTRE

1.0 Design objectives

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- To ensure that new development is consistent with the *Wallan Town Centre Masterplan and Urban Design Framework 2016* and delivers the key design strategies and public realm improvements
- To ensure the form and scale of new development is reflective of Wallan's role as the major town centre for the region and has regard to local topography, vegetation and views.
- To ensure that development is sited and designed to enhance the entry experience into the Wallan Town Centre. Integrate existing and new development, particularly in the Town Centre Core Precinct, to create a strong public domain and compact walkable town centre.
- To ensure that new buildings are designed and constructed to contribute positively to the public realm and facilitate street activation, and improve the pedestrian experience within the town centre. Car parking must not visually dominate the public realm and contribute to improved pedestrian and vehicle movements.
- To encourage the consolidation of sites in line with the Wallan Town Centre Masterplan and discourage the further subdivision of small parcels in the Northern and Southern Gateway Precincts.

2.0 Buildings and works

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A permit is not required to:

- Install an automatic teller machine.
- Construct a fence.
- Carry out works that are not visible from the public realm.

General Requirements

The following requirements apply, as appropriate, to all buildings and works applications as relevant.

- Buildings and works should meet the preferred heights in Table 1 to this schedule.
- Buildings are to be located/oriented towards street frontages and should be setback in accordance with Table 1.
- Buildings on corner sites are to be designed through distintive architectural treatments and features which wrap around the street frontages to reflect its prominent location.
- Buildings are to activate the street edge at the ground floor.
- Street walls are to be activated by residential or commercial entries and include sufficient possibilities for passive surveillance.
- Buildings (either commercial or residential) which are located along Wallan Creek are to provide opporunties for passive surenlience. This includes providing windows, balconies and low, transparent fencing.
- Open spaces at ground level should be

- Designed and landscaped to create attractive and functional spaces
- Open and inviting
- Well lit

- Incoporate the use of natural and textured materials such as timber, stone, steel and brick.

Landscape and Streetscape Design

- Landscaping to be provided in areas between carparks and building entries.
- Street tree planting to be implemented as identified in the *Wallan Town Centre Masterplan and Urban Design Framework 2016* which includes the provision of evergreen trees on east-west streets and deciduous trees on north-south streets.
- Development along High Street to consider impact on the existing Avenue of Honour and include the provision for the continuation of the Avenue of Honour to improve the entry experience to the Town Centre.
- Open space which includes streetscapes, town squares and parks are to be delivered in accordance with the *Wallan Town Centre Masterplan and Urban Design Framework 2016*.
- Public or private car parks which have frontage to a street within the town core are to provide at least 1 medium sized tree for every 10 car spaces.

Pedestrian, Vehicle Access and Car Parking Requirements

- Mid-block pedestrian links are encouraged in the locations identified in the Wallan *Town Centre Masterplan and Urban Design Framework 2016*.
- Vehicle access is to be created from side streets or rear laneways, except where alternative access is not available or reasonably practical.
- Vehicle access and spaces is to be designed to allow for vehicles to enter and exit the site in a forward direction.
- Vehicle parking spaces are to be located to the rear and side of buildings, or in basements or under croft spaces where viable.
- Loading areas are to be located at the rear of buildings and should be screened from view.

Precinct by Precinct Requirements

Refer to Figure 1 in Clause 5.0 for a map of the precincts.

Table 1

Preferred Building Height and Form	Preferred Setbacks
Precinct A - Town Centre Core	
Buildings (aside from the large anchor tenants as shown in the Masterplan) to be a minimum of two storeys Key Development Site 1 to be a minimum of 2 storeys and up to 3 storeys. Key Development Site 2 to be a minimum of 2 storeys (excluding supermarket site) and up to 3 storeys on corner sites. Key Development Site 4 to be a minimum of 2 storeys (excluding DDS/anchor site) and up to 3 storeys.	Buildings on High Street and Queen Street to be built to the footpath edge. Buildings on the north side of Queen Street to be setback by 4 metres at ground level. Upper levels to be recessed behind ground floor.
Precinct B - Lifestyle	

Commercial buildings which are generally 2 storeys, detached or semi-detached commercial buildings. 2-3 storey residential dwellings scale in locations which provide an attractive outlook. Avoid single storey, detached housing.	Building setbacks (for commercial buildings) which are either generally in line with the existing street setbacks or provide adequate area for landscaping.
Precinct D - Supporting Town Centre Function	
Increase residential density with a variety of forms including townhouses, units, and duplex and low rise apartments. Single storey detached housing should be avoided on larger sites. Generally 1 to 3 storey height with storeys above second storey stepped back.	Provide minimum 4 metre front setback to allow for landscaping.
Precinct E - Northern Gateway	
Commerical buildings which are generally 2 storeys, detached or semi-detached. Office components of buildings located at the corner/front of the building and address the street. Provide contrast in material between larger masses and smaller building elements, with office components given prominence in the building form. Higher density residential forms up to 3 storeys. Generally 2 storey residential dwellings which front Wallan Creek.	Provide building setbacks (for commercial buildings) which are either generally in line with the existing street setbacks or provide adequate area for landscaping.
Precinct F - Southern Gateway	
Generally 2-3 storeys with storeys above second level stepped back. Minimum of 3 storeys on Key Development Site 3 on Watson Street and up to 5 storeys to clearly signify an entry portal to High Street.	

Application Requirements

Applications for buildings and works must be accompanied by the following reports and plans, as appropriate.

- A report which addresses the Design Objectives and Decision Guidelines within this Overlay.
- Landscape Plan prepared by a suitability qualified person which identifies how the proposal responds to the landscaping and street design objectives and accords with the planning schedule within the *Wallan Masterplan and Urban Design Framework 2016.*
- A Traffic Impact Assessment prepared by a suitability qualified person which considers how the development will affect the local and regional road network and vehicle and pedestrian circulation \within the town centre, access, loading and car parking. The Report should also provide an assessment, as relevant, as to how the

proposal responds to the structural elements of the *Wallan Masterplan and Urban Design Framework 2016* with regards to the above matters.

- An urban context and design response report which provides the following, as relevant:
    - A detailed description of the site context including; site shape, size, orientation, levels and contours, location and height of existing buildings on the site and surrounding properties, use of surrounding buildings, views to and from the site, movement systems through and around the site and any other notable feature or characteristic of the site.
    - An assessment of the characteristics of the area including: building form, scale and rhythm, connection to the public realm, architectural style, building details and materials and
    - An assessment of how the proposal responds to the design strategies, structural elements and design objectives within the *Wallan Masterplan and Urban Design Framework 2016.*

3.0 Subdivision

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None specified

4.0 Advertising signs

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Other than the permit requirements as per the zone and Clause 52.05, the following requirements apply:

- Promotional signage is to be avoided.
- Signage and lighting is to be integrated with the building form. Signage should not be located on the roof or beyond the parapet height of the building.
- Business identification signage on the face of a verandah, canopy etc. should not exceed or protrude above the height of such a structure.
- Signage should not exceed 10% of the entire façade unless it clearly demonstrates that it 'fits' with the style of the building.
- Signage should not be painted or affixed on the windows of the building where it faces a street or laneway.

5.0 Decision guidelines

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Before deciding on an application, the Responsible Authority must consider:

- The buildings and works requirements of this schedule.
- Whether the application achieves the overall Vision, Design Strategies and Structural Elements of the *Wallan Town Centre Masterplan and Urban Design Framework 2016*.
- The architectural quality and design repsonse.
- The contribution the development makes to the preferred public realm along High Street and Queen Street.
- The contribution the development makes to the walkability and streetscapes of the area, including pedestrian and car parking spaces.
- The effects of any proposed subdivision on the ability to develop the site in accordance with the *Wallan Town Centre Masterplan and Urban Design Framework 2016*.

Figure 1 – Map of Character Precincts

Reference Documents

Wallan Town Centre Masterplan and Urban Design Framework 2016.

21.2 SETTLEMENT

19/05/2016 C108

This clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

21.02-1 Urban growth

19/05/2016 C108

The primary towns in Mitchell are Wallan, Kilmore, Broadford, Beveridge, Seymour and Wandong-Heathcote Junction. These are supported by a series of smaller towns and settlements including Tooborac, Pyalong, Tallarook, Waterford Park, Clonbinane, Sunday Creek, Emu Flat and Baynton East that are distinguished by a smaller village scale, low density/rural living clusters and the very limited provision of services.

Population growth rates together with the emerging roles of various centres and the realisation of the advantages of the Shire's location have forged a substantial new settlement strategy which builds on the existing 'traditional' towns of Seymour, Kilmore and Broadford, embraces the 'new' towns of Wallan and Wandong-Heathcote Junction and incorporates Beveridge.

These towns and settlements perform complementary roles within an overall strategy to utilise the Shire's accessibility to the metropolitan area via road and rail and to progressively build the population base of each of the major towns and settlements. By establishing areas for staged development and pursuing a number of distinct roles or themes for each of the major urban areas, Council, the community, servicing authorities and the development industry will have a clearer idea and capacity to plan and develop relevant physical infrastructure, community services and facilities, commercial development and employment areas. Building the community's capacity to finance the necessary infrastructure will be a major task for Council..

As metropolitan Melbourne expands, Mitchell's role will continue to evolve in line with the North Growth Corridor Plan, movements in the UGB and the progressive implementation of Precinct Structure Plans for developing areas.

Key issues

- Development pressures associated with metropolitan urban growth.
- The lack of services in smaller settlements.
- The growth of towns and smaller settlements.
-

Objective 1

To plan for the orderly development of existing settlements.

Strategies

- Implement town structure plans and establish growth boundaries around primary settlements.
- Maintain and strengthen the individual attributes of existing settlements, including the urban-rural lifestyle mix.
- Minimise the impact of urban development on the historic, environmental and rural settings of settlements and on the productive capacity of surrounding agricultural land.