

SCHEDULE 54 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO54** .

BALNARRING COMMERCIAL CONTEMPORARY VILLAGE**1.0****Design objectives**

- To ensure new built form is of a scale and form that contributes to the coastal village character of Balnarring.
- To ensure new buildings are articulated to provide visual interest and present an attractive pedestrian interface at street level.
- To facilitate the development of a cohesive town centre that better connects the commercial areas on the south side of Frankston-Flinders Road and north-east of Balnarring Road.
- To enhance landscaping within the village to strengthen its coastal character.
- To ensure signage and advertising is designed and located to not detrimentally affect the character or amenity of Balnarring Village and surrounding residential and heritage areas.

2.0**Buildings and works**

A permit is required to construct a building or construct or carry out works. This does not apply to:

- 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 facade at ground floor 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.
- A fence.

A permit cannot be granted to construct a building or construct or carry out works which is not in accordance with the following requirement:

- A building must not exceed a height of 8.5 metres and must not contain more than 2 storeys.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works to the satisfaction of the Responsible Authority:

Building height, form and layout

- The upper level of any two storey building should be setback a minimum of 3 metres from the front boundary to integrate with the existing built form.
- Building roof form should be pitched or incorporate a parapet design.
- Plant equipment, vents and any other mechanical equipment must be carefully sited or incorporated into the roof design such that it is screened or concealed from the views from the street, surrounding public spaces and buildings.
- Provide sustainable water use in buildings by implementing measures to collect rain water runoff from roof areas. Ensure water storage / tanks are located away from public view, and do not impact on neighbours' visual amenity.

Siting and setbacks

- Orient buildings towards street frontages to encourage a pedestrian oriented public realm.

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- New development should be built to the front and side boundaries, other than where abutting a residential zone.
- A minimum 3 metre landscape buffer should be provided along rear boundaries abutting any other zone (which is not a commercial zone) to soften and screen interfaces.
- In wider setbacks, planting should provide a positive interface with adjoining streets.
- Buildings on the western side of Russell Street should be setback a minimum of 20 metres from residential zoned land.

Building materials, design and details

- Use muted finishes and materials to complement the predominant existing palette of materials in the area and the surrounding natural environment.
- All building walls that are visible from the street or public open space should be articulated to provide visual interest.

Pedestrian interfaces

- Ground floor frontages should enable visual interest through provision of active frontages, including a minimum of 80 per cent glazing in the facade that fronts the street and incorporate weather protection over footpaths into building form, preferably in the form of a veranda.
- Ground floor frontages should avoid large, blank walls or uniform front facades that do not provide for interaction with the streetscape and human scale.

Vegetation and landscaping

- Retain mature, established or canopy trees where possible, or plant replacement canopy trees with a preference for indigenous species where suitable and appropriate.
- Provide low informal landscaping along pedestrian walkways and car parking areas, where appropriate.
- Provide space for deep soil planting within setbacks and internal car parks where appropriate.
- Landscape spaces must be durable in areas of high pedestrian movement.
- If the land is in a bushfire prone area, landscaping should be of a low-threat bushfire risk.

Vehicle Access

- Where practical, avoid additional vehicle crossovers to streets for new development.
- Where practical, limit vehicle entry points to one consolidated entry / exit in order to minimise disruption to pedestrian movement.
- Group access points between properties and limit double crossover widths to large sites.
- Locate storage and loading areas to the rear of the property.

Pedestrian Access

- Separate pedestrian and vehicular traffic movements with pedestrian crossings and dedicated footpaths, where possible.
- Provide shaded bicycle parking, walkways and seating areas.
- Access to off-street car parks should provide raised pedestrian access across vehicular crossovers to slow vehicles and provide pedestrian priority. Where this is not possible, pedestrian crossings and tactile ground-surface indicators should be provided.
- Provide clear and continuous paths of travel adjacent to buildings and along street frontages suitable for all abilities.

Car Parking Areas

- Where practical, provide significant canopy trees that can assist in shading car parking areas to mitigate heat impacts.
- Car parking areas should be interspersed with substantial and frequent landscaping elements.

3.0
Historic
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Subdivision

None specified

4.0
Historic
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Signs

None specified

5.0
Historic
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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan with maintenance schedule, drawn to scale and prepared by a suitably qualified landscape professional, that shows:
 - A survey that shows the location and botanical names of all existing vegetation to be retained and those to be removed.
 - A planting schedule of all proposed trees, shrubs and ground covers, including location, botanical names, common names, pot sizes, width and height at maturity and quantity of each plant.
 - The per cent of species selection, by type and number, that is indigenous to the local Ecological Vegetation Class (EVC) - the indigenous component should be at least 50 per cent.
 - The pot size and height of all trees and shrubs during installation - trees should have a minimum pot size of 250 millimetres and minimum height of 1.5 metres while shrubs should have a minimum pot size of 200 millimetres.
 - The location of easements, both proposed and existing - trees with a mature height over 5 metres should not be planted over easements.
 - The delineation of all excavation, garden beds, paving, grassed areas, retaining walls, fences and other landscape works.
 - Details of landscaping and planting within all open areas of the site.
 - Details of any tree protection methods required.
 - Notes regarding site preparation, including the removal of all weeds, proposed mulch, planting instructions, plant establishment procedures and any specific maintenance requirements.

6.0
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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal positively contributes to the existing built form and scale of the coastal character of the Balnarring township.
- Whether the development better connects the commercial areas on the south side of Frankston-Flinders Road and north east of Balnarring Road.
- The extent to which new development presents to the pedestrian interface at street level.

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- Whether the proposed signage and advertising has an impact on surrounding character and amenity.
- Whether the landscaping is of a low-threat bushfire risk if the land is in a bushfire prone area.