SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO7.

FOREST STREET, CASTLEMAINE

1.0 Design objectives

To ensure the heights of new buildings are generally consistent with the low rise scale and character of the town centre.

To ensure new development is of a high standard.

To ensure new development provides for a comfortable and safe pedestrian experience.

To protect streets and other public spaces from overshadowing by new development.

To ensure corner sites are designed in a manner that appropriately reflect their visual prominence as an entrance to the town centre.

2.0 Buildings and works

Buildings and works must be constructed in accordance with the following requirements:

- Siting and built form should provide active street frontages.
- Building height should be low rise and not exceed 10 metres.
- New development should provide for ease of pedestrian permeability and access to other walkways and public spaces.
- New development should include weather protection in the form of verandahs or awnings over the pavement.
- Vehicular access and parking should be located at the rear of properties.

3.0 Decision Guidelines

Before deciding on any application, the responsible authority must consider as appropriate:

- Whether the proposal contributes to positive architectural and urban design outcomes.
- Whether the proposal enhances public and private amenity.
- Whether the siting, setbacks, height and design of the proposed buildings will enhance the character and appearance of the town centre, including any interface with public open space.