

02/06/2011
C19

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

FOREST STREET, CASTLEMAINE

1.0 Design objectives

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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

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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

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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.