

14/01/2016
C74**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO13**.

CORNER OF PARKER AND KENNEDY STREETS, CASTLEMAINE**1.0**14/01/2016
C74**Design objectives**

To design a development that includes a range of residential dwelling sizes to encourage diversity of dwellings and site responsive designs.

To provide for the development of the site in a manner which contributes to diversity in the development.

To provide for a well-designed and attractive interface between the Industrial 1 Zone and the General Residential Zone.

To integrate development with the surrounding road network.

To minimise adverse amenity impacts on residential properties surrounding the site.

To ensure development that respects the existing built form of the surrounding neighbourhood.

To provide a high quality example of the use of energy efficient design and environmentally sustainable development.

2.014/01/2016
C74**Buildings and works****Fencing**

- A permit is required to construct a fence over 1 metre in height along the external boundaries of the site and on lot frontages.
- A permit is not required for fencing between lots.

General design

- Development adjoining the former Foundry Manager's residence at 8 Parker Street must:
 - Be set back an average of three metres or greater from the common boundary of 8 Parker Street (excluding pergolas and open sided structures), with no walls constructed along the common boundary;
 - Have any part of a building higher than 4.5m above ground level set back at least 5 metres from the common boundary of 8 Parker Street; and
 - Have all windows above the first floor and within 9 metres of the common boundary screened or frosted, or at least 1.8 metres above floor level, to prevent any overlooking of the land at 8 Parker Street.
- New development on the northern boundary of the site must not exceed the height of the red brick facade of the Thompsons Foundry or visually dominate the heritage brick façade, and should complement this building.

A permit may not be granted to vary the above requirements.

Buildings and works should be designed to:

- Provide for development along Parker Street that complements and reflects the industrial heritage of the Thompsons Kelly and Lewis Engineering Works at 5 Parker Street.
- Provide for development along Parker Street adjoining the former Foundry Manager's residence at 8 Parker Street that complements and respects the heritage significance of that place.
- Provide for development on the northern boundary of the site that complements the Thompsons Foundry building.
- Provide a complementary residential interface with adjoining residential land.
- Provide for a high quality architectural outcome with consideration of building materials, articulation and design features.
- Provide for development that utilises sustainability opportunities in its built form.
- Provide a design response that addresses both frontages where a building is located on a corner.
- Incorporate sustainable stormwater management and reuse principles into the development.
- Include measures that minimise adverse amenity impacts on adjacent residential areas with respect to visual presentation, noise, external lighting and privacy.
- Include measures to minimise noise inside dwellings from the nearby railway line.
- Locate external security lighting, rubbish storage and collection areas, service areas, loading and unloading facilities and the like so as to minimise potential adverse amenity impacts on adjacent residential areas.
- Provide appropriate facilities for the storage, collection and recycling of waste materials and screen them from public view.

Access, movement and car parking

- Encourage limited shared vehicle access points from the existing road network to allow for safe access to and from the site.
- Avoid one vehicle crossover per dwelling to the existing road network.
- Provide an internal vehicle layout approved by the responsible authority which ensures the safe movement of vehicles within the development.
- Provide vehicle entry to and exit from the site in a forward direction where access points service more than one dwelling.
- Provide for safe pedestrian movements around and through the development and to surrounding areas.
- Provide for bicycle parking and/or storage on-site.

3.0

Advertising signs

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A permit is required to display a sign.

The display of outdoor advertising signs on buildings or fences facing Parker, Kennedy or Hunter Streets is strongly discouraged.

Animated and internally illuminated signs are prohibited.

Before deciding on an application to display a sign, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the decision guidelines in Clause 52.05-3.

4.0

Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal makes a positive contribution to the provision of quality housing diversity in Castlemaine.
- Whether the proposal enhances public and private amenity.
- How the proposal responds to the existing industrial and residential character of the neighbourhood.
- Whether the subdivision design, layout, and lot sizes will facilitate development which minimises impacts on adjacent residential areas.
- Whether the proposal demonstrates architectural quality and environmentally sustainable development.