

14/01/2010
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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

MARYSVILLE BUSINESS 1 ZONE

1.0

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Design objectives

- To rebuild the town centre of Marysville in a manner that creates a new character that is memorable and functional for the community and visitors and reflects the landscape values of the town.
- To ensure the built form of Marysville has a human scale.
- To achieve an increased level of environmental sustainability.
- To increase pedestrian accessibility.

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Buildings and works

A permit is required for buildings and works. Development must, as applicable:

- Provide a variety of building setbacks to Murchison Street and allow for the use of the setbacks for publicly accessible courtyards and landscaping.
- Provide a variety of building forms in Murchison Street, Darwin Street, Pack Road and Falls Road as a reflection of the eclectic character of the community.
- Provide architecture and roof forms that create interest in the streetscape.
- Reinstate side setbacks which provide for landscaping or pedestrian connection.
- Provide car parking areas, where required, screened from Murchison Street, to facilitate continuous, interesting and active use of the Murchison Street frontage.
- Increase the pedestrian accessibility, comfort and connection from Murchison Street to Darwin Street.
- Minimise the number of vehicle crossovers onto Murchison Street.
- Facilitate the re-establishment of the bio-swale, landscape treatment along Murchison Street and Pack Road and continue the treatment into Falls Road along the core activities area.
- Provide building forms that encourage active use of the frontage.
- Applications including dwellings must provide for the dwelling component to be above or behind an active building frontage. Where dwellings are the only development proposed the layout of the building must provide large rooms towards the frontage to facilitate flexible use for commercial purposes.
- Protect and enhance significant view lines, corridors and landmarks detailed in the Roberts Day 2009, Marysville and Triangle Urban Design Framework Report, September 2009.

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Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Decision guidelines

Before deciding on a permit application, the responsible authority must consider the content of and the consistency with the *Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009*.