11/02/2021
C92malx

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

ELIZABETH STREET, CASTLEMAINE

1.0 Design objectives

11/02/2021
C92malx

To promote the development of an integrated highway business precinct in Elizabeth Street between the Campbells Creek bridge and Johnstone Street.

To improve the presentation and appearance of built form on property frontages.

To protect values associated with any identified heritage buildings.

To improve the function and safety of the Elizabeth Street for vehicles, cyclists and pedestrians.

2.0 Buildings and works

11/02/2021
C92malx

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Siting and built form should provide for active street frontages. Offices and sales functions should be located at, or close to, the street frontage.
- Materials and colours of new buildings and works should complement the appearance of the precinct and achieve good urban design outcomes.
- Loading and service areas, outdoor storage, waste disposal and utilities should be sited or screened so as not to be visible from Elizabeth Street.
- Shared driveways should be provided between adjoining properties, particularly for lots having narrow frontages, to optimise traffic safety and opportunities for parking and tree planting in the road reserve.
- Existing mature trees in Elizabeth Street must be protected unless their removal is required to implement a streetscape improvement project.
- Wire security fencing on property frontages should be avoided.
- The development of sites adjacent to heritage sites should minimise impacts on the values of the heritage site by addressing building setbacks, landscape buffers, and building scale, form and materials.

3.0 Subdivision

11/02/2021
C92malx

None specified.

4.0 Signs

11/02/2021
C92malx

None specified.

5.0 Application requirements

11/02/2021
C92malx

None specified.

6.0 Decision guidelines

11/02/2021
C92malx

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 contributes to positive urban design outcomes.

- Whether the proposal enhances public and private amenity.
- Whether the proposal responds appropriately to adjacent heritage sites.
- How the proposal contributes to pedestrian and vehicular safety.