

SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**.

CASTLEMAINE TOWNSHIP GATEWAY

Design objectives

To recognise the prominence of the site as part of a major gateway to Castlemaine.

To promote outstanding urban design that:

- Is appropriate to the context and prominence of the site.
- Makes a positive contribution to the public realm, including streetscapes, views, vistas and the appearance of the site.
- Promotes active street frontages and public safety within and around the site.

To ensure that development of the site is appropriately integrated with the existing Castlemaine Commercial Centre, both in terms of built form and pedestrian amenity.

To minimise adverse visual impacts on residential properties adjoining the site.

To encourage design and development that embodies best practice Ecologically Sustainable Development (ESD).

Buildings and works

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

Fencing

A permit is required to construct a fence.

Buildings and works requirements

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

Site analysis, design response and landscape plan

Any application must include a site analysis, design response and schematic landscape plan.

Site analysis

A comprehensive site analysis should be the starting point of the design process and form the basis for consideration of height, scale and massing of new development.

Design response

The design response must explain how the proposed design:

- Meets the above design objectives.
- Derives from and responds to the site analysis.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent development.

Landscape plan

A landscape plan must be submitted for the whole of the site. The landscape plan must be consistent with all of the other requirements of this schedule, reinforce the treed gateway character of Castlemaine and indicate:

- The identification of any sensitive interfaces and proposed treatments.
- The treatment of street edge spaces and internal spaces for vehicular and pedestrian access, bicycle parking, recreation and solar access.
- The treatment of footpaths in Urquhart and Forest/Duke Streets.
- The provision of tree and understorey plantings to provide shade and visually enhance the car park areas.

If, in the opinion of the responsible authority, the requirement for a site analysis, design response or landscape plan is not relevant to the evaluation of an application, it may waive or reduce this requirement.

Built form

New built form must achieve architectural quality that respects and complements surrounding heritage elements and built form.

New development must avoid:

- mock-historical elements.
- large expanses of visible pre-cast concrete in building facades.

Massing of built form must be to the front of the site along Forest/Duke Street, and Urquhart Streets. Development should be constructed with zero or minimal setbacks to Urquhart Street and Forest Streets to maximise integration with the Castlemaine Commercial Centre.

Visual interest must be created through facade articulation and the use of a mix of materials, parapets, fenestration and colours in muted tones and non-reflective finishes.

Site layout and car-parking design

The location and layout of any car park must seek to minimise visual impact on the streetscape and adjoining public spaces by:

- Locating car parking predominately to the rear and/or side of buildings.
- Utilising landscaping to assist in screening car parking areas.
- Ensuring loading and unloading areas, waste storage areas and collection and removal facilities, are located and screened to minimise their visibility from surrounding streets and adjoining land where possible.

Public realm interface/presentation to street

The public realm, which includes main pedestrian spaces, streets, squares, parks and walkways, must provide high standards of presentation both within the site and at the site frontages. This should be achieved by the provision of:

- Active frontages where possible to Forest/Duke Street.
- Verandah or awning elements along the building frontages and footpaths for shade and shelter for pedestrians.
- Lighting around the development to create a safe environment for pedestrians.

Access and movement

Access way treatments must prioritise pedestrian safety over vehicle through-put.

Bicycle access and storage/parking must be incorporated within the overall design.

Entry points and access ways should be sited to protect existing trees on the nature-strip on Forest Street and Duke Street/Pyrenees Highway and avoid their removal.

3.0

Historic
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Subdivision

None specified.

4.0

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Signs

Signage must be located within the site boundaries.

Signage must:

- Not be located in windows that contribute to active building frontages.
- Be of a size and height that is complementary to the built form of the development, site context and surrounding streetscape and does not detract from road safety.
- Be integrated with the building form and avoid protruding above the parapet or roof line.
- Not be freestanding, unless its main function is for business identification purposes. Any freestanding business identification signage must not exceed 2.5 metres in height and 900 millimetres in width.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

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 achieves the design objectives and built form outcomes of this schedule.
- Comments from council's heritage advisor, or any other council appointed urban designer.
- Whether the development makes a positive contribution to the identity and sense of place within the gateway entrance to the Castlemaine Commercial Centre.
- Whether the design, form and layout of any proposed building and works enhances the physical and visual relationship between the site and the existing street network in Castlemaine.
- Whether design solutions and site management procedures have been incorporated to minimise amenity impacts the proposed development may have on nearby residential properties.