

15/07/2010
C8

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

108-110 Macpherson Street Nhill

1.0

Design objectives

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To encourage the development of the site that complements the built form of the adjacent historic buildings.

To ensure that any development is of a height, scale and mass that complements the area.

To ensure that development does not adversely affect the significance of the adjoining heritage buildings.

2.0

Buildings and works

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Buildings and works must be constructed in accordance with the following requirements:

Setbacks

Buildings should be setback a minimum of 6 metres from the frontage and a minimum of 3 metres from the side boundaries to provide an appropriate setting for the adjoining heritage buildings.

Height, scale and mass

- Building height should be no greater than two storeys.
- Two storey sections should be located towards the rear of the building in a manner which would not be visually intrusive to the street.
- Front sections of buildings greater than one storey in height may be permitted where it is demonstrated that an increased height would be sympathetic with the character of the street.
- The bulk, style, detailing and form of buildings should be sympathetic to the original fabric and design characteristics of adjoining buildings.

Building forms and materials

The design of new buildings and works should be compatible with the original fabric and design characteristics of the heritage buildings in terms of its bulk, style, materials, setbacks, colour scheme and form.

Site Analysis and Descriptive Statement

Non-residential development applications must include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context..

3.0

Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the bulk, form and external appearance of any proposed building will be respectful of the built form of adjacent buildings, the streetscape and the area.

- Whether the design, form, proportion and scale of any proposed building or works is compatible with the form, proportions and scale of the adjoining heritage buildings.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the adjoining heritage buildings.