

02/06/2011
C19

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**

PYRENEES HIGHWAY/DUKE STREET, CASTLEMAINE

1.0 Design objectives

02/06/2011
C19

To ensure new development gives appropriate regard to the nearby Castlemaine Diggings National Heritage Park and the general historic nature of the area

To provide an effective landscape screen across the Pyrenees Highway frontage

To protect the amenity of nearby residential areas.

2.0 Buildings and works

02/06/2011
C19

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

- Siting and built form should not dominate the viewlines from the Pyrenees Highway and the Castlemaine Diggings National Heritage Park.
- Appropriate screen planting shall be provided to reduce the visual impact of buildings and works and shall comprise indigenous flora and include a variety of understorey and taller vegetation.
- Building scale, form and materials, siting, setbacks and landscaping must be designed to protect the amenity of nearby residential uses.
- Development of land abutting Eureka Street should not impact on the residential amenity of properties on Eureka Street.

3.0 Decision Guidelines

02/06/2011
C19

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

- Whether the proposal contributes positively to the visual amenity of the streetscape.
- Whether the proposal provides for safe and efficient vehicular movement that does not adversely impact on the adjoining residential streets.
- Whether the proposal provides for an appropriate landscape screen from the Pyrenees Highway, the Castlemaine Diggings National Heritage Park and the adjoining residential development.
- Whether the proposal appropriately addresses the interface with adjoining residential development and the Castlemaine Diggings National Heritage Park.