

02/03/2017
C81**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO14**.

44-50 Lyttleton Street, Castlemaine**1.0**02/03/2017
C81**Design objectives**

To encourage a high quality built form that responds to the surrounding scale, character and built form of the area.

To provide a design that respects and protects the recognised heritage values of the Castlemaine Central Conservation Area.

To provide a design that respects and protects the recognised heritage values of the adjoining Imperial Hotel at 56 Lyttleton Street, Castlemaine and heritage sites nearby in Lyttleton Street, Castlemaine.

To encourage vibrant street life and outdoor activity by creating a high quality public realm area with particular emphasis on pedestrian friendliness and active street frontages.

To provide a high quality example of the use of energy efficient design and environmentally sustainable development.

2.002/03/2017
C81**Buildings and works****Fencing**

- A permit is required to construct a fence over 1 metre in height along the external boundaries of the site and on lot frontages.
- A permit is not required for fencing between lots.

General design

Buildings and works should be designed to:

- Provide for an active street frontage.
- Avoid blank walls along Frederick Street.
- Ensure that development in the northern portion of 50 Lyttleton Street, Castlemaine is appropriately offset from the overhanging ornamental parapet of the former Imperial Hotel building abutting the site at 56 Lyttleton Street, does not visually dominate the former hotel building, and does not obscure the heritage signage on the western wall of the former hotel building.
- Provide for development that complements and respects the heritage significance of the adjoining Imperial Hotel at 56 Lyttleton Street.
- Provide for development that complements and responds to the Lyttleton Street streetscape.
- Provide for high quality architectural outcomes in building materials, articulation and design features.
- Locate external storage, waste collection and recycling areas, service areas, loading and unloading facilities to minimise visibility from the street.
- Provide opportunities for passive solar design, natural ventilation and cooling, natural lighting, solar hot water, solar photovoltaic and sustainable stormwater management.

Access, movement and car parking

- Encourage shared vehicle access points from the existing road network to allow for safe movement to and from the site.
- Encourage only one vehicle cross over per site.
- Locate car parking predominantly to the rear of site, so as to minimise visibility from the street.
- Provide an internal vehicle layout which ensures the safe movement of vehicles within the development.
- Provide for vehicle entry and exit of the site to be in a forward direction.
- Provide for safe pedestrian movements around the development and to surrounding areas.
- Provide for bicycle parking and/or storage on-site.

3.0 Advertising signs

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A permit is required to display a sign.

Signage should be of a size and a height that is complementary to the built form of the development, site context and surrounding streetscape and does not detract from road safety.

Before deciding on an application to display a sign, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the decision guidelines in Clause 52.05-3.

4.0 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal makes a positive contribution to the provision of quality commercial premises within Castlemaine.
- Whether the location, bulk and external appearance of proposed buildings or works is in keeping with the character and appearance of the streetscape of Lyttleton Street.
- How the development responds to the Frederick Street frontage.
- Whether the proposal enhances public amenity.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage places, particularly significant sites on Lyttleton Street and the site's location within the Castlemaine Central Conservation Area.
- Whether the proposal demonstrates architectural quality and environmentally sustainable development.
- Whether the advertising signs detract from the streetscape.