

10/11/2016
C103

SCHEDULE 25 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

FORMER KYNETON POOL, 2-8 MAXWELL STREET, KYNETON

1.0

10/11/2016
C103

Design objectives

To achieve a consolidated and coordinated development on the site.

To achieve high quality development that integrates with the character of surrounding residential areas and has regard to the sensitive and prominent location of the site.

To ensure that development manages the environmental risk legacy from former uses of the site.

To safeguard the amenity of surrounding residential properties.

To ensure that the site is appropriately landscaped and that canopy tree cover is enhanced.

To ensure that vehicle access and egress is managed safely.

2.0

10/11/2016
C103

Buildings and works

Consolidation of lots

Prior to the commencement of any buildings or works on the land, the following existing titles for the site must be consolidated into one title:

- CA1 and CA2 of TP764474B Certificate of Title Volume 1165 Folio 889; and
- Lot 1 and Lot 2 of TP609026A Certificate of Title Volume 8210 Folio 228.

Any plan of consolidation should include a 5 metre by 5 metre splay on the corner of Mollison and Maxwell Streets.

Design guidelines

Front setbacks to Maxwell Street should be no less than 2.5 metres adjoining Mollison Street, graduating to at least 7.5m at the eastern end of the site to integrate with the setbacks of the adjoining dwellings.

Existing healthy canopy trees in the front setbacks along Maxwell Street should be retained and new canopy trees planted where possible.

Front setbacks to Mollison Street should be at least 5 metres to allow the retention and planting of canopy trees.

Building form and height should take into account:

- the elevated nature of the Botanic Gardens, and maintenance of views from this historically important place (Heritage Victoria listing H1994);
- views to the site from the public realm, including streets, the adjacent velodrome site and the Campaspe River environs;
- the scale of any built form in relation to surrounding residential properties; and
- the impact of any building height on the amenity of adjacent residential properties by way of visual bulk and overshadowing.

No more than three vehicle crossovers should be provided to Maxwell Street.

No vehicle crossover should be provided to Mollison Street unless otherwise agreed to by the Roads Corporation.

Crossovers should be sited and designed to minimise impacts on existing healthy trees in the nature strip and within front setbacks.

The construction of crossovers and other roadworks should protect the existing bluestone kerbing and streetscape character.

Development should minimise cut and fill by following the contours of the site.

3.0

10/11/2016
C103

Subdivision

Subdivision must not occur prior to the approval of a planning permit for the development of the site, unless otherwise agreed by the responsible authority. Where applicable, a plan of subdivision should include a 5 metre by 5 metre splay on the corner of Mollison and Maxwell Streets.

4.0

10/11/2016
C103

Decision guidelines

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

- The need to require more information in support of a development application, including:
 - a report explaining how the proposal responds to the design objectives and requirements of this overlay and the conditions specified in the Macedon Ranges Shire Council Environmental Audit Report 2-8 Maxwell Street Kyneton, Victoria, 15 December 2014.
 - a landscape plan prepared by a suitably qualified professional identifying all trees proposed to be retained and removed, tree protection zones for the trees proposed to be retained and a full list of all proposed species.
- Whether the application meets the conditions specified in the *Macedon Ranges Shire Council Environmental Audit Report 2-8 Maxwell Street Kyneton, Victoria, 15 December 2014*.
- Whether the development achieves a high quality design outcome that responds to the prominence of the site and its proximity to the Botanic Gardens.
- Whether the siting, height, bulk and appearance of the proposed buildings and works is an appropriate response to the context of the site.
- Whether the landscaping plan provides for an enhanced level of tree canopy cover, including the retention of existing canopy trees where possible.
- Whether the development implements sustainable development principles.
- The views of the Roads Corporation and whether the development meets its requirements.