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SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

RESIDENTIAL INVESTIGATION AREA B

1.0

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Design objectives

To encourage medium density residential development providing such development and subdivision proposals respect and respond appropriately to the country town character of the neighbourhood.

To encourage the development of a built form character that responds to the existing site characteristics including the proximity of the site to the railway station.

To encourage new development which provides for and maintains a country town character.

To ensure new residential development is oriented towards Bacchus Marsh-Geelong Road and Fiskens Street and provide opportunities for passive surveillance of footpaths.

To ensure residential development abutting roads is appropriately set back to allow for canopy tree planting which contributes to the country town character.

To ensure the architectural features of new dwellings respond to the prevailing country town character.

To recognise the opportunities for higher density residential development due to the precinct's proximity to the Bacchus Marsh railway station.

To ensure that subdivision design maximises and enhances the development potential of land.

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Buildings and works

A permit is not required for:

- The construction of one dwelling on a lot where the requirements outlined below have been met.
- The construction of an extension or alteration to an existing dwelling where the requirements outlined below have been met.

Requirements

Wall heights of buildings must not exceed 7 metres above natural ground level along Bacchus Marsh - Geelong Road and Fiskens Street.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Subdivision

An application for subdivision that creates a vacant lot less than 300 square metres must show a building envelope or be accompanied by development plans that demonstrate that the lot is capable of supporting a dwelling that will meet the design objectives of this clause.

Exemption from notice and review

An application for subdivision is exempt from the notice requirements of Section 52(1) (a), (b) and (d) the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.