

23/06/2016
C51

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

BACCHUS MARSH HOSPITAL AND MEDICAL SERVICES PRECINCT

1.0

23/06/2016
C51

Design objectives

To encourage a built form that is consistent with, and complements the scale of, the existing built form character of the hospital and medical centres.

To encourage high quality new development of a contemporary architectural character.

To maintain and enhance the established character of the precinct.

To encourage the provision of landscaping, where practical, within building setbacks.

To ensure that the design of buildings provide elements which protect the amenity of and visually enhance areas of open space and residential interface.

To encourage non-residential buildings to have an active frontage on the ground floor, with a clearly identifiable entry.

To ensure that the location and design of car parks, loading bays and services areas do not dominate the public domain and supports safe use and access.

To ensure that signage and fencing of non-residential buildings is appropriate, and sympathetic to the character of the precinct.

2.0

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Buildings and works

A permit is required for the construction of a front fence.

This does not apply:

- If the fence is less than 1.2 metres in height; and
- If the fence is a minimum of 50 per cent transparent.

A permit is not required for the development of the following where the requirements listed in this clause are met:

- The construction of one dwelling on a lot.
- The construction of an extension or alteration to an existing dwelling to be used for residential purposes.
- An alteration to an existing building façade used for a non-residential purpose provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road reserve if it is authorised by the relevant public land manager.

Requirements

Buildings must present an overall height to the street of not more than 7 metres. A permit may be granted to construct a building or construct or carry out works which are not in accordance with the requirements of this schedule, subject to the proposal achieving the Design Objectives, and any local planning policy requirements, to the satisfaction of the Responsible Authority.

The front and side street facades of new buildings must be well articulated.

On corner sites, buildings must address both street frontages with either openings or street level windows.

MOORABOOL PLANNING SCHEME

New buildings within the precinct must respect the existing neighbourhood character and provide reasonable standards of amenity for existing properties and should accord with the design standards at Clause 54 of the Moorabool Planning Scheme.

The design of new buildings must promote visual interaction between ground floor activity and pedestrians on the street.

The visual intrusion of car parking facilities must be minimised through methods such as siting car parking to the side or rear of properties or in a basement.

Nature strips must be permeable.

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.