

23/06/2016
C51

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

RESIDENTIAL LAND BETWEEN WADDELL STREET AND WERRIBEE RIVER EAST OF GRANT STREET

1.0

23/06/2016
C51

Design objectives

To encourage a residential neighbourhood with a consistent built form that maintains generous setbacks to maintain and enhance the country town character of Bacchus Marsh.

To encourage the development of a built form character that responds to the existing site characteristics including creating appropriate interfaces with Grant Street to the west and the River to the south.

To encourage new development that maintains the country town character and provides for and maintains an openness to the streetscapes by creating generous road reserves, low front fencing and spacious garden settings for dwellings.

To ensure new residential development in the Werribee River environs is sited to maximise opportunities for passive surveillance of the riverside footpaths.

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

To minimise traffic conflicts between local residential traffic and through traffic.

2.0

23/06/2016
C51

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 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.

Requirements

Building frontages must be oriented towards the street.

Building height must not exceed 8 metres. A permit may be granted to construct a building or carry out works which are not in accordance with the requirements subject to the proposal achieving the Design Objectives for the particular area, and any local planning policy requirements, to the satisfaction of the responsible authority.

Front setbacks must respect the average setback of properties abutting the subject site and be of sufficient size to allow for canopy tree planting.

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.