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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

TAVERNER RESIDENTIAL DEVELOPMENT AREA

1.0

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Design objectives

To encourage a new mixed density residential neighbourhood that responds to the characteristics and context of the locality and is respectful to the historic Osage Orange Avenue and Windbreak.

To encourage high quality, innovative and sustainable development that is contextually relevant and responds to the 'country town' character, and protects the Osage Orange Avenue and Windbreak which is of historical significance for its association with orcharding in the Bacchus Marsh area.

To ensure new residential development is oriented towards the Werribee River corridor to promote public safety in the public and private realm.

To ensure residential development abutting Fisken Street is set back so as to provide a buffer from nearby horticultural activities.

To encourage increased density development oriented towards Boyes Close.

To design an internal street network that provides permeable, accessible and safe neighbourhood system for pedestrians, cyclists and motor vehicles.

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Buildings and works

A permit is required to construct a front fence or a fence abutting the Werribee River environs. This does not apply to a fence that meets all of the following:

- Is less than 1.2 metres in height; and
- Is constructed of a minimum of 50 per cent transparent material.

A permit is not required for:

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

Requirements

Building frontages must be oriented towards Taverner and Fisken Streets, Boyes Close, and the Werribee River corridor.

Frontage setbacks along Taverner Street must promote a continuous building line.

Frontage setbacks to Taverner Street and Boyes Close must be a minimum of 6 metres to allow for canopy tree planting.

Frontage setbacks to Fisken Street must be no less than 9 metres or the average setback of abutting properties, whichever is greater.

Wall height of buildings along Fisken Street must not exceed 7 metres from natural ground level.

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

The subdivision of land must encourage passive surveillance opportunities of the Werribee River corridor and Boyes Close.

The subdivision of land must provide for an active frontage along Taverner Street.

The subdivision of land must ensure that property boundaries will not impact on the Osage Orange Avenue and Windbreak.

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.