

23/06/2016
C51**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

Main Street Precinct**1.0**23/06/2016
C51**Design objectives**

To encourage:

- Superior and highly articulated built form that reflects Main Street's function as the retail and commercial hub of Bacchus Marsh.
- Vibrant shopping and leisure strips with buildings that provide active frontages that face the footpath with a mix of uses above.
- An inviting and pedestrian friendly public realm that maintains a permeable street network and a high degree of pedestrian amenity and which:
 - Improves crossing facilities at the Grant Street/Main Street intersection;
 - Improves pedestrian permeability between Main Street and Bennett Street; and
 - Provides adequate access and parking for bicycles.
- New development of a contemporary character with architectural detail that responds to the prevailing scale, form and design of the immediate area.
- In the commercial area south of Main Street, to encourage building forms, finishes and colours that make a positive contribution to the pedestrian and cycle link.

To enhance the established 'country town centre' character and existing fine-grained scale of Main Street and surrounds by creating a level of visual consistency in the precinct with the standard street wall height of 7.5 metres above natural ground level. Limited opportunities for higher elements which punctuate above the dominant built form will be considered where such development demonstrates design excellence, retains generous visual permeability between taller buildings and retains key views.

To ensure that new development responds to the landscape character of Bacchus Marsh.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

To encourage development within the Town Centre to provide an appropriate integration with heritage places.

To create an expanded Town Centre that reflects the unique township character of Bacchus Marsh.

To encourage the creation of active frontages adjacent to roads, laneways and the pedestrian/cycle accessway.

To encourage the redevelopment of land within the Town Centre to demonstrate high quality, contemporary, innovative design.

To provide for safe, convenient and pedestrian friendly vehicle movement in and around the Town Centre.

To minimise the visual intrusion of car parking facilities.

2.0**Buildings and works**23/06/2016
C51

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 installation of an automatic teller machine.
- An alteration to an existing building façade 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.

Requirements

Buildings must present an overall height to the street of not more than 7.5 metres (excluding roof forms)*. A permit may be granted to construct a building or carry out works which are not in accordance with these requirements subject to the proposal achieving the Design Objectives, and any local planning policy requirements, to the satisfaction of the responsible authority.

Any storey(s) above 7.5 metres must adopt a setback from the building frontage such that it is not visible from the public realm at standing eye level (1.7 metres above ground level) directly opposite the site.

New development must have an active street frontage, particularly fronting Bennett Street and Gell Street. Within the Commercial 1 Zone, at least 50 per cent of the ground floor façade should have transparent elements.

A framework of verandahs must extend to the Main Street kerb line to define the street façade and reflect the existing character of Main Street.

Building design must mitigate overlooking, overshadowing, noise and other potential amenity impacts in line with the Activity Centre Guidelines (DSE 2004).

** Maximum building heights have been derived assuming a 4.0 metre floor to ceiling height for the ground floor and 3.0 metre ceiling height for upper levels. Other ceiling heights may be used to the satisfaction of the Responsible Authority.*

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.