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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

Former Crystal Ice And Gillies Pie Factory Sites, Bendigo

1.0

Design objectives

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To facilitate the redevelopment of the land in accordance with the Former Crystal Ice and Gillies Pie Factory Sites Urban Design Framework Plan (the Framework Plan) as a catalyst for investment and renewal in the Bendigo CBD.

To create a vibrant mixed use precinct with a range of built form outcomes that will accommodate a mix of uses across the site.

To encourage the retention of heritage building fabric in accordance with the Framework Plan.

To ensure that the history of the site is expressed through the retention, reuse and contemporary interpretation of significant heritage buildings on the site.

To establish a vehicle, cycle and pedestrian network within the site that connects to and integrates with the local street system.

To provide attractive and active ground level street frontages to Arthur Street and Garsed Street taking account of heritage building fabric.

To ensure that internal ground level street frontages provide activity and interest for pedestrians.

To encourage development that respects the traditional 3-4 storey warehouse scale along Garsed Street and provides opportunities for taller building forms towards the south and west of the site.

To provide a robust urban design treatment that takes into account amenity impacts associated with the adjoining rail corridor.

To encourage excellence in urban design and the incorporation of best practice energy and water management measures.

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Buildings and works

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The following requirements should be met:

Building fabric to be retained

Development should provide for the retention of the heritage building fabric identified in the Framework Plan.

New development should complement the scale, form and appearance of the heritage elements to be retained.

Alterations to the heritage fabric identified in the Framework Plan should be respectful and interpretive.

Building heights

New development should comply with the preferred maximum building heights specified in Table 1 (below) and shown in the Framework Plan.

Table 1 Building heights

Area	Preferred height	Purpose
Low profile podium form	3 - 4 storeys	Development consistent with the warehouse character of Garsed Street.
Medium profile built form	5 - 8 storeys	To provide a transition to higher building forms that are either set back above podium level, or where interface issues are limited.
High profile built form	9 - 12 storeys	To provide for higher building forms where interface issues are limited.

An application to exceed the preferred building height must be accompanied by a site analysis plan and a written urban context report documenting how the development will achieve the design objectives of this schedule.

Building frontages and set backs

Buildings should be constructed to the property boundary, unless civic space is integrated with the footpath.

Buildings taller than 4 storeys should incorporate upper level setbacks in order to respect the heritage elements to be retained on the site and to provide a 'human scale' along street edges.

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Exemption from notice and review

An application to subdivide land or 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 review rights of section 82(1) of the Act.

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design objectives of the Schedule.
- Whether the development is generally in accordance with the Framework Plan.
- Whether the design adequately interprets the history of the site.
- Whether the design includes appropriate measures to minimise noise levels generated from the railway line.

Figure 1 to Schedule 13 of Clause 43.02

Former Crystal Ice and Gillies Pie Factory Sites Urban Design Framework Plan

