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C164

SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**.

128 VICTORIA STREET, EAGLEHAWK

1.0

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Design objectives

To provide a flexible site development framework for the future development of the land.

To promote development of a scale that respects the scale of surrounding development.

To ensure development provides an attractive interface to Victoria Street, the Albert Roy Recreation Reserve and residential areas.

To protect the adjoining Albert Roy Recreation Reserve by incorporating a landscape buffer on the southern boundary.

To protect the opportunity to create an open space linkage between the Eaglehawk town centre and the Albert Roy Recreation Reserve.

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Buildings and works

A permit is required to construct a fence along a lot boundary.

Fences along the western and southern lot boundaries should be transparent and of a dark colour.

Building heights

New buildings and/or extensions to existing buildings should comply with the preferred maximum building heights specified in Table 1.

Table 1 - Building heights

Area	Preferred Maximum Height	Purpose
Developed area (north side)	9 metres	Development consistent with the character of surrounding residential areas
Undeveloped area (south side)	12 metres	Development consistent with the character of surrounding industrial areas and open space

Note:

Building heights are to be measured from the central point at the adjoining footpath level.

The preferred maximum building height may be varied where it can be demonstrated that the variation meets the design objectives of this schedule.

An application to construct a building that exceeds the preferred maximum 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 form and setbacks

- New buildings and/or extensions to existing buildings should provide an attractive street frontage to Victoria Street and to the western and southern boundary interfaces with the Albert Roy Recreation Reserve.

- Buildings and works should include measures that minimise adverse amenity impacts on adjacent residential areas with respect to visual presentation, noise, external lighting and privacy.
- The design and location of external security lighting, rubbish storage and collection areas, service areas, loading and unloading facilities and the like should minimise potential adverse amenity impacts on adjacent residential areas.
- Buildings must be of a scale, height and form that are respectful of the scale of residential development in the neighbourhood.
- A 5 metre landscape setback must be provided along the southern boundary of the site to enhance the interface with the Albert Roy Recreation Reserve.
- An application must be accompanied by a landscape plan (including species list and maintenance schedule) to the satisfaction of the responsible authority.

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Subdivision

A triangular section of land of approximately 200m² in the south-west corner of the site must be subdivided and transferred to the satisfaction of the responsible authority to facilitate a future linear trail between the Eaglehawk town centre and the Albert Roy Recreation Reserve.

Lots must contain an indicative building exclusion zone for the provision of a buffer with the adjoining residential areas and the Albert Roy Recreation Reserve.

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Advertising signs

A permit is required to display a sign.

The display of advertising signs on buildings or fences facing the Albert Roy Recreation Reserve is strongly discouraged.

Signs facing the Albert Roy Recreation Reserve or residential areas should not be externally illuminated.

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- Whether the proposal implements sustainable development principles.
- Whether the proposal enhances public and private amenity.
- Whether the proposal protects the development potential of nearby land.
- How the proposal responds to the City of Greater Bendigo Good Design Guidelines for Industry, 1997.
- How the proposal responds to the existing character of the area.
- Whether the subdivision design, layout and lot sizes will facilitate development that minimises impacts on adjacent residential areas.
- How the proposal responds to the recommendations of any relevant structure plan.

Reference document

City of Greater Bendigo, *City of Greater Bendigo Good Design Guidelines for Industry, 1997*