

15/06/2017
C231

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18**.

WELLSFORD ESTATE – VICTA ROAD, EAST BENDIGO

1.0

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Design objectives

To ensure the height and design of new development does not adversely affect the operations of the Bendigo Airport.

To ensure an appropriate buffer is maintained between new development and the adjoining forested land.

To ensure buildings are designed to minimise energy consumption.

To incorporate good quality design, built form and landscaping, which will enhance the visual and streetscape amenity of the estate.

To ensure that subdivision and development are integrated with the surrounding area and the landscape setting is retained.

2.0

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Buildings and works

Construction of buildings and works should meet the following requirements:

Building heights and setbacks

- Buildings should have a maximum height of 25 metres or less to the satisfaction of the responsible authority.
- A plan drawn to scale which shows the maximum height of the building or structure from ground level, using the Australian Height Datum, must be submitted with an application.
- Buildings should be located more than 30 metres from all boundaries of the estate. Within the setback areas, provision of buildings and works such as road works, car parking, fencing and services can be considered.

Architectural features, materials, colours and finishes

- External building materials should be non-reflective in colour and should not include untreated or uncoloured iron or metal sheets to the satisfaction of the responsible authority.

General

- A plan or written statement must accompany an application demonstrating the measures to be implemented as part of the development to minimise energy consumption.

3.0

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Subdivision

Subdivision should meet the following requirements:

- Efficient solar orientation of lots;
- Retention of large lots; and
- Common trenches for reticulated services.

4.0 Referral and notice of application

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An application to construct a building must be referred under section 55 of the Act to the person or body specified as a person or body to be notified in Clause 66.04 or a schedule to that clause.

Notice of an application to construct a building must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

5.0 Decision guidelines

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

- Whether the height of any new buildings is appropriate considering the location of the land in the vicinity of the Bendigo Airport.
- Whether the development will cause glare that may affect the safety or operations of the Bendigo Airport.
- Whether the development has been satisfactorily designed to minimise energy consumption.
- Whether the proposal incorporates good quality design, built form and landscaping which will enhance the visual and streetscape amenity of the estate.
- The impact of the proposal on any natural features such as vegetation, watercourses and dams.
- Whether the subdivision design, layout and lot sizes will achieve the design objectives and requirements of this overlay.