

19/01/2006
VC37

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO 8

CITY GARDENS

1.0
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Design objectives

To redevelop the former Horsham Saleyards site into a high quality, innovative and environmentally sustainable development that takes full advantage of the opportunities offered by this site;

To integrate the City Gardens development into the surrounding urban area;

To contribute to the vibrancy of the existing commercial area;

To provide energy efficient residential development;

To contribute to the variety of housing in Horsham.

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Buildings and works

Commercial Development

Commercial development shall be limited to being located along the frontage to Hamilton Street, and the return frontages of Darlot and Madden Streets.

Commercial development must provide an appropriate interface with the development on the north side of Hamilton Street and west side of Darlot Street, the proposed Harvey Norman development.

Buildings fronting Hamilton Street should compliment the predominant pattern of the town centre.

Commercial buildings must abut the Hamilton Street frontage. Parking areas must be located behind these buildings.

In the interests of safety and security, the parking area must have simple, well-defined edges, no concealed spaces, a good level of lighting throughout and some of the commercial buildings should have active frontages to the parking area.

The façade of the Horse Bazaar building should be incorporated into any new development if possible and practical.

Any west facing windows should be provided with protection from the summer sun.

Residential Area

A permit is not required for buildings and works that meet or are consistent with the following requirements.

The southern two thirds of the site must be developed for residential purposes and the waterways, generally in accordance with the attached plan.

The two east west roads through the site are to be right of ways providing access to the rear of the properties.

Any vehicle parking areas on the residential lots, including garages, for the properties fronting the waterways should be located at the rear of the property, that is fronting the rear east west right of ways.

Dwellings on the lots around the waterways are to face and have an open active frontage to the waterways.

Dwellings on the Baker Street lots are to face Baker Street.

Any fence on or within 2.5 metres of the Baker Street frontages and the Public Open Space frontages shall have a maximum height of 1.2metres.

Any fence on or within 2.5 metres of the Madden Street frontages and the western boundaries of lots 9, 10 and 36 shall have a maximum height of 1.2metres for at least 40% of the length of the boundary.

Any other boundary fences shall not exceed 1.8metres in height.

An appropriate buffer / screen must be provided between the commercial area carpark and the residential area to soften the change in land use and protect the amenity of the residents of the northern part of the residential area.

Developers should take advantage of the greenfield nature of the site and explore innovative forms of building design. Design should incorporate elements of the character of the neighborhood and Horsham as whole.

The neighborhood character sought for this area is modern, innovative and unique residential area that fully embraces the principles of environmentally sustainable development.

Residential development should be designed to take advantage of views of the waterways, Botanical Gardens, Wimmera River and /or the Grampians from indoor and outdoor living areas, where possible.

Walls of buildings shall be setback a minimum distance of 2.5metre from Baker Street and the Waterways Park. Porches, pergolas and verandahs that are less than 3.6metres high and eaves may encroach not more than 0.5 metres into this requirement.

Walls of buildings shall be setback a minimum distance of 2.5metres from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6metres high and eaves may encroach not more than 0.5 metres into this requirement.

The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages, which may be built to the street boundary.

Residential buildings must be oriented and designed to make best use of natural ventilation, daylight and solar energy.

The largest proportion of dwelling's windows should face north.

Living areas should be provided with north facing windows where possible.

Outdoor living areas should be provided on the northern side of the lot where appropriate

All buildings, including dwellings, garages and outbuildings must be designed and located so as not to excessively overshadow outdoor living areas during winter months.

Any east and west facing windows should be provided with good summer shading.

All homes must be designed to achieve a four star rating using the Sustainable Energy Authority "FirstRate" system or equivalent.

The waterways are to be generally in accordance with the attached plan

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Subdivision

Subdivision of the property must be generally in accordance with the attached plan.

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.

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Advertising signs

Advertising sign controls are at Clause 52.05.

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Decision guidelines

Whether the proposed commercial building is integrated with the surrounding commercial area;

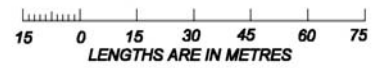
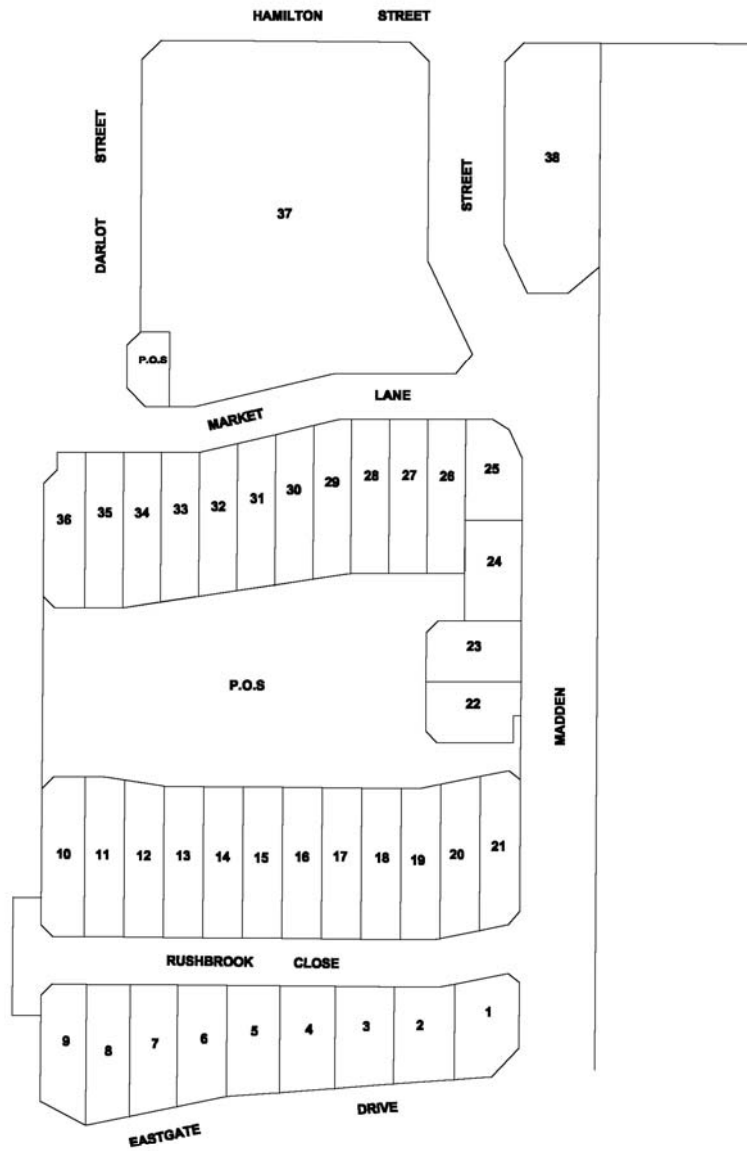
Whether the proposed building is energy efficient;

Whether the proposed building will contribute to the intended neighbourhood character of modern, innovative and unique environmentally sustainable development;

Whether the proposed residential development provides for an active frontage to the waterways, if appropriate;

Whether the proposed development pursues the objectives of the Horsham Urban Design Framework.

City Gardens - Subdivision Plan



CITY GARDENS - WATERWAYS PLAN

