

16/08/2018
C75**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO1**.**WANGARATTA CENTRAL ACTIVITIES AREA****1.0****Design objectives**16/08/2018
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- To ensure the design and construction of new buildings and open space to an appropriate scale and standard, with an emphasis on solar access, environmental sustainability and sensitivity. .
- To ensure development capitalises on views across the Ovens River, King River, parks and public open space, integrating development with planned improvements in the public domain, including a public square enhanced pedestrian/bicycle routes and an active river frontage.
- Provide effective pedestrian links between businesses, services and facilities.
- To facilitate development that contributes to activity, vitality, and a relaxed, comfortable year round atmosphere.
- To encourage development that supports active street frontages and pedestrian generating activities throughout the area, in particular in areas where buildings adjoin public open space, public squares and pedestrian linkages.

2.0**Buildings and works**16/08/2018
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The following buildings and works requirements apply to an application to construct a building or carry out works:

New development must:

- Provide distinctive pedestrian and bicycle access and connections to existing pedestrian and bicycle paths in the public domain.
- Provide windows, decks, platforms, seating areas and viewing areas that provide viewing opportunities across the Ovens River, King River, parks, public squares and public open space where possible.
- Provide active edges to buildings that are situated along open space areas, public squares and pedestrian linkages.
- Provide landscaping that:
 - Integrates development with adjoining properties and provides an attractive environment that contributes to a relaxed, comfortable year round atmosphere.
 - Focuses on the retention of existing local native vegetation and re-planting with species of a complementary nature.
 - Capitalises on views across the Ovens River, King River, parks, public squares and public open space, where appropriate.
- Create visual interest and enhance neighbourhood character by providing articulated building facades and highlighted building entries.

Facilitate environmental sustainability by:

- Ensuring that open space (except pedestrian links between buildings) enables good solar access with not more than 40% of the open space in shadow at any time during winter solstice.
- Incorporating water harvesting, use of harvested water, and water efficiency measures.
- Incorporating materials that:

- Are from renewable sources.
- Are recycled and recyclable.
- Do not emit volatile organic compounds (are non-toxic).
- Minimise waste throughout the design, construction and on-going operation of the building.

3.0 Subdivision

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None specified.

4.0 Advertising signs

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None specified.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal provides development that is accessible, safe and functional, including access for people with disabilities
- Whether the proposal achieves best practice energy conservation and use of renewable energy sources within the built environment.