SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO15.

128 VICTORIA STREET, EAGLEHAWK

1.0

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.

2.0

Buildings and works

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

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

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

Table 1 - Building heights

<table>
<thead>
<tr>
<th>Area</th>
<th>Preferred Maximum Height</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed area (north side)</td>
<td>9 metres</td>
<td>Development consistent with the character of surrounding residential areas</td>
</tr>
<tr>
<td>Undeveloped area (south side)</td>
<td>12 metres</td>
<td>Development consistent with the character of surrounding industrial areas and open space</td>
</tr>
</tbody>
</table>

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

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.

3.0 Subdivision

The following subdivision requirements apply to an application to subdivide land:
- A triangular section of land of approximately 200 square metres 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.

4.0 Signs

A permit is required to display a sign.
The following sign requirements apply to an application to construct or put up for display a sign:
- The display of 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.

5.0 Application requirements

Buildings and works

The following application requirements apply to an application for a permit under Clause 43.02
to exceed the preferred maximum building height, in addition to those specified elsewhere in the
scheme and must accompany an application, as appropriate, to the satisfaction of the responsible
authority:
- A site analysis plan and a written urban context report documenting how the development will
achieve the design objectives of this schedule.

The following application requirements apply to an application for a permit under Clause 43.02,
in addition to those specified elsewhere in the scheme and must accompany an application, as
appropriate, to the satisfaction of the responsible authority:
- A landscape plan (including species list and maintenance schedule).

6.0 Decision guidelines

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 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.

**Background document**

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