SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO21.

BRIDGE STREET ACTIVITY AREA

1.0 Design objectives

To establish a main street environment and character along Bridge Street between Bendigo’s City Centre and the Bendigo Hospital Campus.

To create a high quality activity area to provide goods and services to support and complement the hospital, and to support the convenience needs of the local residential and working population.

To encourage more intensive and well-designed mixed use forms of development.

To avoid the underdevelopment of land in the Bridge Street Activity Area.

To ensure that building design meets contemporary needs, is of a high architectural and urban design standard, and is suitably scaled, designed and adaptable to accommodate a range of mixed uses.

To achieve appropriately designed development that is consistent with the building heights, setbacks and design outcomes of this schedule.

To enable varying building heights and forms to avoid the effect of a continuous wall of buildings along Bridge Street.

To maintain the amenity of adjacent residential areas.

To ensure new development is complementary to heritage buildings and precincts.

To ensure development contributes to the amenity, safety and pedestrian use of adjoining public space.

2.0 Buildings and works

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

Building height

- New buildings and extensions should comply with the applicable preferred building height specified in Table 1 below and shown in Map 1 Building Height.

Table 1 - Building height

<table>
<thead>
<tr>
<th>Area</th>
<th>Preferred height</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>H2</td>
<td>9-12 metres</td>
<td>To facilitate 2-3 storey mixed use and higher density residential development in secondary areas interfacing with residential uses, including on the western edge of Arnold Street, in the Uley Street area and on Joseph Street</td>
</tr>
<tr>
<td>H3</td>
<td>12-16 metres</td>
<td>To facilitate 3-4 storey mixed use development to define the edges of the majority of the Bridge Street corridor</td>
</tr>
<tr>
<td>H4</td>
<td>16-20 metres</td>
<td>To facilitate 4-5 storey mixed use development on landmark sites defining the Bridge Street core, situated at the Water Street intersection</td>
</tr>
</tbody>
</table>
To facilitate the development of a 5-6 storey building, incorporating a multi-level car park and other uses, at the rear of the Coliban Water site at 37-45 Bridge Street.

Where the rear of a new building abuts a lower scale residential area, the building height should transition so as to not visually dominate or overlook the residential area.

**Floor height**

- Floor to floor heights should support the flexible use of interior spaces and achieve a consistency of vertical scale between the floor levels of abutting buildings. Heights should generally be no less than:
  - 3.8 metres for retail and commercial uses; and
  - 3.0 metres for residential uses.

**Building frontages and setbacks**

- New buildings and extensions must comply with the building setbacks specified in Table 2 below and shown in Map 2 Building Setbacks and Active Frontages.

**Table 2 - Building setbacks**

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirements</th>
</tr>
</thead>
</table>
| Built to street edge (no setback) | Set buildings to the front boundary  
                           Avoid alcoves and recesses that may collect litter or be unsafe |
| Shallow front setback          | Set buildings within 2 to 4 metres of the front boundary  
                           Incorporate a high quality landscape treatment within the front setback  
                           Incorporate a treatment of the front boundary line with a low-scale (not exceeding 1 metre height above natural ground level), visually-permeable fence, wall and/or hedge or other landscaping |

**Side and rear setbacks**

- Buildings in a Commercial 1 Zone should not include side setbacks unless a pedestrian or service laneway, or protection of a heritage place, is required. Any part of such a building higher than 9 metres should be setback from the side boundaries to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property.

**Active frontages**

- An active frontage to the street address at ground level and opportunities for passive surveillance from upper levels must be provided. For the purpose of this requirement, a frontage onto a public park is treated as a frontage onto a street.

- New buildings and extensions should comply with the active frontage requirements specified in Table 3 below and shown in Map 2 Building Setbacks and Active Frontages.
Table 3 - Active frontages

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Active Frontage</td>
<td>Minimum 80 per cent of building frontage to be activated</td>
</tr>
<tr>
<td>Secondary Active Frontage</td>
<td>Minimum 50 per cent of building frontage to be activated</td>
</tr>
</tbody>
</table>

**General design**

- At first floor level and above, building facades should be articulated in a sympathetic and considered response to the scale, form and detailing of other buildings in the locality, in particular those with immediate visual connection to the subject site.
- Buildings with long continuous facades exceeding 10 metres should be divided into smaller vertical sections using variation in wall articulation, openings and windows, blank wall areas, materials and colours.
- For sites shown in Map 3 Corner Buildings and Weather Protection, the provision of a chamfer in the building frontage across the site boundary corner, at ground level as a minimum, and above where possible, is encouraged.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.

Building forms should be simple, well-proportioned and comprise high quality details such as window frames and articulated entries.

- The introduction of mock-heritage building forms and detailing should be avoided.
- Rooftop plant and services design should be integrated with the building and not visible from streets, public open spaces and secluded private open space areas.
- Buildings that will comprise entertainment or other noise sources, such as mechanical plant, must include noise attenuation measures to minimise amenity impacts on residential uses.
- Residential buildings should be designed to limit noise levels in habitable rooms.

**Weather protection**

- New buildings and/or extensions within the area shown in Map 3 Corner Buildings and Weather Protection must be designed to provide a permanent form of weather protection, such as a verandah, awning or canopy, over the pavement of the adjoining public space.

**Access**

- Vehicle access points to Bridge Street from individual adjoining sites should be avoided and provided via side streets, rear lanes or shared access ways.
- Loading and service vehicle access should be located and designed to avoid conflict with pedestrians and other vehicles, and to minimise visibility from the street.

**Parking**

- Car parking should not be visually prominent and must be located at the rear of a site, or in a basement or undercroft section of a development.

**Exemption from notice and review**

An application to construct a building or construct or carry out works on land within the General Residential Zone, Residential Growth Zone or Commercial 1 Zone 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.
Subdivision
The following subdivision requirements apply to an application to subdivide land:

- New laneways in accordance with Map 4 Laneway Access are to be incorporated as part of the proposed subdivision of relevant land.

Signs
None specified.

Application requirements

Buildings and works
The following application requirements apply to an application for a permit under Clause 43.02 to exceed or reduce the preferred 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 report documenting how the development will achieve the design objectives of this schedule.

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 any proposed buildings and works will achieve excellence in architecture and urban design.
- Whether any proposed buildings, works and subdivision will protect the development potential of nearby sites.
- Whether any proposed buildings, works and subdivision will enhance public and private amenity.
- Whether any proposed development has considered flood risk factors.

Background document
Hospital Precinct Structure Plan, September 2014
Map 1 to Schedule 21 to Clause 43.02

Building Height
Map 2 to Schedule 21 to Clause 43.02

Building Setbacks and Active Frontages
Corner Buildings and Weather Protection
Map 4 to Schedule 21 to Clause 43.02

Laneway Access

GREATER BENDIGO PLANNING SCHEME