SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

FORMER DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING DEPOT – BRUDENELL STREET, ST ARNAUD

1.0

Design objectives

To manage interface amenity issues between industrial uses on the subject land and adjoining residential properties through the provision of a landscape buffer and a nominated vehicle access location.

2.0

Buildings and works

Application requirements

An application must be accompanied by the following information, as appropriate:

- A site layout plan that shows:
  - The main vehicle access to the site from Brudenell Street, located to minimise disturbance to neighbouring residential properties.
  - A 3-metre wide landscape buffer on the southern (Sawbench Lane), western (Wills Street) and eastern boundaries.

A permit may not be granted to vary these requirements unless the Responsible Authority considers that the design objectives are satisfied.

3.0

Subdivision

Application requirements

An application must be accompanied by the following information, as appropriate:

- A site layout plan that shows:
  - The main vehicle access to the site from Brudenell Street, located to minimise disturbance to neighbouring residential properties.
  - A 3-metre wide landscape buffer on the southern (Sawbench Lane), western (Wills Street) and eastern boundaries.

A permit may not be granted to vary these requirements unless the Responsible Authority considers that the design objectives are satisfied.

4.0

Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the positioning of the vehicle access to the site will minimise amenity effects on neighbouring residential properties.
- Whether the proposal design response appropriately considers the retention of the mature native vegetation on the site.