

14/05/2015
C133

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

URBAN - FOREST INTERFACE

1.0

19/03/2009
C102(Part 1)

Design objectives

To ensure residential development protects and maintains the environmental values of adjoining forested areas surrounding Bendigo.

To protect ecological values of forested areas, by ensuring that adjacent development does not compromise these values and meets the requirements outlined below.

(NB. "Forested areas" includes public land (including National or regional park, State forest, nature conservation reserve, reference area or natural features reserve) and private land that has a very high, high or medium conservation significance as determined by "Victoria's Native Vegetation Management -A Framework for Action".)

2.0

31/03/2011
C133

Buildings and works

No permit is required to:

- Construct or carry out works to a dwelling, including outbuildings, on a lot provided the setback is a minimum of 33 metres from forested areas.
- Construct a side or rear fence on a lot adjoining forested areas provided the fence is 1.8 metre high, without gates or openings and constructed to contain all types of unrestrained domestic pets.

3.0

31/03/2011
C133

Subdivision

Where land contains vegetation that is identified in a Native Vegetation Precinct Plan in Clause 52.16, subdivisions must occur in accordance with the following requirements:

- Land must be contained in a lot of not less than 0.4 hectares, or
- Lots must contain an indicative building exclusion zone for the retention of native vegetation identified as medium, high or very high under the Native Vegetation Precinct Plan and the owner of the land must manage the retained vegetation to the satisfaction of the responsible authority.

No permit is required to subdivide land if the following requirements are met:

Roadworks

- Where the forested area is public land, a road reserve is to be located at the residential interface, to act as a buffer between the forested area and any residential development.

Where it is impractical to provide the road at this interface, the following must be demonstrated to the satisfaction of the responsible authority and public land manager:

- What design solutions have been considered to provide the road at the public land interface and why it is impractical to do so?; and
 - That an appropriate management regime can be introduced that will produce a positive environmental outcome for the public land.
- A 5 metre setback is required for the road pavement from the forest boundary.

- Street lighting is to be fitted with cut-off luminaries to prevent emission of direct light into the forested areas.

Public land boundary

- Where there is a road at the public land interface, a 1.2 metre "farm" style fence consisting of a minimum of 9 plain wires is required, constructed to a standard approved by the public land manager.
- Accessways to public land are to be sited at locations to the satisfaction of the public land manager and designed to prevent access by unauthorised vehicles including motorcycles.

Stormwater

- Stormwater drainage onto forested areas is generally discouraged. Where stormwater runoff is required a Stormwater Management Plan must be prepared in accordance with CSIRO guidelines and incorporate water sensitive urban design principles.
- Stormwater runoff onto public land is not permitted unless:
 - It is an existing waterway or overland flow path.
 - Measures are put in place to eliminate the dispersal of litter on to public land to the satisfaction of the public land manager.
 - Water energy is dissipated to prevent erosion prior to its entry onto public land.

Earthworks

- Earthworks are to be carried out in accordance with the EPA document "Construction Techniques for Sediment Pollution Control".

4.0

31/03/2011
C133

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The objectives and requirements of the City of Greater Bendigo Residential Development Strategy, 2004 or other site specific structure plan.
- The objectives and requirements of any approved development plan.
- The extent to which the plan contributes to a positive environmental outcome for the forested area.
- The ability of the lots to provide the opportunity for the retention and planting of canopy vegetation.
- The need to encourage building and landscape design in keeping with the forest interface.
- Whether a road has been provided at the urban - forest interface.
- The effect of the proposed vegetation removal on the character and canopy of the forested area.
- The habitat value of the vegetation.
- The need for removing the vegetation and the practicality of alternative options which do not require the removal of vegetation.
- The requirements of any relevant Native Vegetation Precinct Plan listed in Clause 52.16.