

19/12/2013
C191

SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18**.

WELLSFORD ESTATE – VICTA ROAD, WELLSFORD

1.0

Design objectives

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To ensure the height and design of new development does not adversely affect the operations of the Bendigo Airport.

To ensure an appropriate buffer is maintained between new development and the adjoining forested land.

To ensure buildings are designed with consideration to minimizing energy consumption.

To incorporate good quality design, built form and landscaping which will enhance the visual and streetscape amenity of the Estate.

To ensure that subdivision and development are integrated with the surrounding area and the landscape setting is retained.

2.0

Buildings and works

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Construction of buildings and works must meet the following requirements:

Building heights and setbacks

- All buildings and structures to have a maximum height of 25 metres or less to the satisfaction of the responsible authority. A plan drawn to scale which shows the maximum height of the building or structure from ground level, using the Australian Height Datum, must be submitted with an application.
- No buildings located within 30 metres from the eastern, western and northern boundaries and 50 metres from the southern boundary of the Estate. Within these setback areas, allowance can be made for the provision of other works such as road works, car parking, fencing and services.
- No buildings or similar permanent structures located within the perimeter buffer areas.

Architectural features, materials, colours and finishes

- All external building materials must be non-reflective in colour and not include untreated or uncoloured iron or metal sheets, unless there is a specific design or development requirement endorsed by the responsible authority.

General

- A plan or written statement must accompany an application demonstrating the measures to be implemented as part of the development to minimise energy consumption.

3.0

Subdivision

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Subdivision should meet the following requirements:

- Efficient solar orientation of allotments;

- Retention of large allotments; and
- Common trenches for reticulated services.

4.0 Notice of application

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Before deciding on an application for the construction of a building or structure, notice must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

5.0 Decision guidelines

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Before deciding on any application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- Whether the height of any new buildings or structures is appropriate considering the location of the land in the vicinity of the Bendigo Airport.
- Whether the development will cause glare that may affect the safety or operations of the Bendigo Airport.
- Whether the development has been satisfactorily designed to minimise energy consumption.
- Whether the proposal incorporates good quality design, built form and landscaping which will enhance the visual and streetscape amenity of the Estate.
- The impact of the proposal on any natural features such as vegetation, watercourses and dams.
- Whether the subdivision design, layout and lot sizes will achieve the design objectives and requirements of this overlay.