SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1.

WANGARATTA CENTRAL ACTIVITIES AREA

1.0 Design objectives

- To ensure the design and construction of new buildings and open space to an appropriate scale and standard, with an emphasis on solar access, environmental sustainability and sensitivity.
- To ensure development capitalises on views across the Ovens River, King River, parks and public open space, integrating development with planned improvements in the public domain, including a public square enhanced pedestrian/bicycle routes and an active river frontage.
- Provide effective pedestrian links between businesses, services and facilities.
- To facilitate development that contributes to activity, vitality, and a relaxed, comfortable year round atmosphere.
- To encourage development that supports active street frontages and pedestrian generating activities throughout the area, in particular in areas where buildings adjoin public open space, public squares and pedestrian linkages.

2.0 Buildings and works

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

New development must:

- Provide distinctive pedestrian and bicycle access and connections to existing pedestrian and bicycle paths in the public domain.
- Provide windows, decks, platforms, seating areas and viewing areas that provide viewing opportunities across the Ovens River, King River, parks, public squares and public open space where possible.
- Provide active edges to buildings that are situated along open space areas, public squares and pedestrian linkages.
- Provide landscaping that:
  - Integrates development with adjoining properties and provides an attractive environment that contributes to a relaxed, comfortable year round atmosphere.
  - Focuses on the retention of existing local native vegetation and re-planting with species of a complementary nature.
  - Capitalises on views across the Ovens River, King River, parks, public squares and public open space, where appropriate.
  - Create visual interest and enhance neighbourhood character by providing articulated building facades and highlighted building entries.

Facilitate environmental sustainability by:

- Ensuring that open space (except pedestrian links between buildings) enables good solar access with not more than 40% of the open space in shadow at any time during winter solstice.
- Incorporating water harvesting, use of harvested water, and water efficiency measures.
- Incorporating materials that:
  - Are from renewable sources.
  - Are recycled and recyclable.
- Do not emit volatile organic compounds (are non-toxic).
- Minimise waste throughout the design, construction and on-going operation of the building.

3.0  
16/08/2018  
C75

**Subdivision**  
None specified.

4.0  
16/08/2018  
C75

**Advertising signs**  
None specified.

5.0  
16/08/2018  
C75

**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 provides development that is accessible, safe and functional, including access for people with disabilities
- Whether the proposal achieves best practice energy conservation and use of renewable energy sources within the built environment.