

23/01/2014
C205

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**

579 NAPIER STREET AND 20 PRIEST STREET, WHITE HILLS

1.0

23/01/2014
C205

Design objectives

To establish a key development outcome that responds to the site's prominent position as an entry point to the commercial area of Epsom.

To provide for a well designed interface between the Business 3 Zone and the General Residential Zone.

To integrate development with the surrounding highway and minimise adverse amenity impacts on the residential properties surrounding the site.

To ensure development that respects the existing height and street setbacks in the street and nearby residential properties.

To provide active street frontages and ensure that design provides for entrances or display windows facing the street, and blank walls and non-transparent details are avoided.

To provide a high quality example of the use of energy efficient design and environmentally sustainable development.

To achieve a landscape design that is of a high standard.

2.0

01/04/2010
C101

Buildings and works

Built form and landscaping

Buildings must be of a scale, height and form that is respectful to the residential scale of the neighbourhood.

Buildings should interact with street frontages by avoiding blank walls and non-transparent details and providing windows and/or active spaces to reduce the impact of the built form.

Innovative design that achieves a sustainable form of development should be achieved within the site. Opportunities for natural ventilation and cooling, reduction of impervious surfaces, passive solar design, and reuse of grey water should be utilized.

The setback to Napier Street should be characteristic of the streets, and facades should be highly articulated and have design features that provide rhythm and visual interest. Setbacks from Hall and Priest Streets must be a minimum of 5 metres. The setback must only contain landscaping and not be used for any other purpose.

An application must be accompanied by a landscape plan (including species list and maintenance schedule) to the satisfaction of the Responsible Authority. Landscaping should be adaptable and soften the appearance of buildings, road and car parking areas, where appropriate. On the Hall Street elevations the mix of plantings should include species that at a mature height reach at least 60% of the wall height on that elevation.

Amenity

Buildings and works must include measures that minimise adverse impacts of any development with respect to visual presentation, noise, external lighting effects and privacy issues on the amenity of adjacent residential area.

All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc. must be designed and located to minimise potential impact on the amenity of the adjacent residential area.

Vehicular movement and access

Car parking should not be a dominant feature of Napier Street and Hall Street.

An application must include a 5 x 5 metre splay on the corner of the Midland Highway/Hall Street intersection to the satisfaction of Roads Corporation.

An application must be accompanied by a Traffic Impact Assessment Report to the satisfaction of Roads Corporation, which addresses issues such as predicted traffic generated by the proposal and whether it is likely to require special traffic management control works for access to and from the site.

3.0

01/04/2010
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Decision guidelines

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

- *The City of Greater Bendigo Commercial Land Strategy 2004* and the *Northern Corridor and Huntly Local Structure Plan 2005*, and any other relevant adopted policy.
- Whether the development positively contributes to the growth of the highway based site and prominent position as an entry point to the commercial area of Epsom.
- The impact of the proposal on the amenity of existing and proposed residential areas.
- The architectural quality of structures and overall environmental sustainability of the development.
- Whether the proposal achieves a high standard in landscape design