

13/06/2014
GC8

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

TOWN ENTRANCES

1.0

24/06/2010
C44

Design objectives

To identify an appropriate landscape theme for each of the following gateways into Mildura:

- Seventh Street, between Orange Avenue and Etiwanda Avenue
- Fifteenth Street, between Deakin Avenue and Benetook Avenue

To reinforce and consolidate each theme by suitable landscaping and urban design works.

To promote development which strengthens and enhances the visual quality and overall amenity of each gateway.

2.0

24/06/2010
C44

Buildings and works

Permit requirement

A permit is not required for:

- Any buildings and works not visible from Deakin Avenue.
- A single storey extension or alteration to an existing dwelling that does not increase the height of the dwelling.
- A subdivision that does not increase the number of lots.

A permit is required for:

- A fence of any height within three (3) metres of the front boundary.

3.0

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Decision guidelines

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

- Development provides appropriate landscaping abutting the road reserve on either side of the George Chaffey bridge.
- Development at the western gateway is consistent with and reinforces the rural landscape commensurate with the rural character and form of this gateway.
- Development at the Calder Highway gateway is consistent and promotes a formal boulevard approach with a strong identity or theme imposed by the regular spacing and setback of one or two species of trees suited to the locality and interspersed by well-maintained lawns and grouped plantings.
- Development on Fifteenth Street is in accordance with any overall landscape plan for this gateway into Mildura.
- The preferred building height in any commercial zone within this overlay area is two storeys. In assessing building height, the responsible authority is to have regard to the impact of the building on the adjacent land and on the physical and visual amenity of the area as a major gateway to Mildura.
- Development in the Commercial 2 Zone is of a high standard of design, adding interest and variety to the streetscape, whilst enhancing the overall amenity of the area.

MILDURA PLANNING SCHEME

- The preferred building setback in the Commercial 2 Zone on Fifteenth Street is at least 10 metres from the Fifteenth Street frontage and 5 metres from the side and rear boundaries of the lot. These setback areas are to be attractively landscaped and, in the case of the front setback are to have primary regard for any overall landscape theme for Fifteenth Street.
- Access arrangements for those sites with frontage to Benetook Avenue are appropriate.
- A detailed analysis has been carried out with an overall landscape plan to reflect a particular theme or identity.