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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

Ararat East Development

The overlay applies to land located on the eastern entrance to Ararat which has particular importance given its proximity to the adjacent Green Hill Lake, the Aradale heritage and agricultural area. This area has been identified as having significant landscape importance at the entrance to Ararat.

1.0 Design objectives

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To recognise that the area forms an attractive eastern entrance to Ararat that provides an important buffer between areas of urban residential land to the west, Green Hill Lake, the Aradale heritage site and the agricultural area to the north.

To provide appropriate buffers to the NMIT vineyard development at Aradale to minimise nuisance from agricultural practices including spray drift, odour and noise.

To minimise new building intrusion on heritage values and view lines to Aradale and its gatehouse.

To ensure development is adequately setback from the Ararat- Melbourne Rail Line and is visually unobtrusive when viewed from the Western Highway.

To ensure that the nature, scale and appearance of development maintains the low scale built form of adjoining residential areas and enhances the landscape and heritage characteristics of the area.

To ensure development orients towards Green Hill Lake where possible.

2.0 Buildings and works

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Precinct 1 -Central Precinct (Clause 43.04-5 DPO2 Ararat East Concept Plan)

A permit is required to construct a building or carry out works on land located within the 'known low lying land' as shown on the Ararat East Concept Plan at Clause 43.04-5 DPO2).

Precinct 2- Interface Precinct (Clause 43.04-5 DPO2 Ararat East Concept plan)

A permit is required to construct a building or carry out works on land to the west of Heath St and 100m to the east that exceeds five metres above the natural ground level.

A permit is required to construct a building or carry out works on land located within the 'known low lying land' as shown on the Ararat East Concept Plan at Clause 43.04-5 DPO2).

Dwellings adjacent to the NMIT Aradale vineyard are required to be setback a minimum of 50 metres from the boundary to the Aradale vineyard.

Built form should be low scale with attention to design details to reflect the heritage values of Aradale and Aradale Gatehouse and minimise intrusion on view lines.

Buildings are required to be setback a minimum of 50m from the Ararat-Melbourne Rail Line.

A permit is not required to construct a building or carry out works south of Dodd Drive provided that it can be demonstrated the building or works conforms to the preferred low scale (single storey) character of the area.

Precinct 3 -Green Hill Precinct (Clause 43.04-5 DPO2 Ararat East Concept Plan)

A permit is required to construct a building or carry out works for:

- A building that is exceeds five metres above the natural ground level.

- All external materials, colours and finishes including roofs are to be non-reflective and in subdued tones that complement the semi-rural neighbourhood and the heritage buildings.

3.0 Subdivision

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Precinct 1 -Central Precinct (Clause 43.04-5 DPO2 Ararat East Concept Plan)

Lot sizes should not be less than 800 sqm.

Land shown as vegetated/ possible open space will be subject to landscaping requirements outlined in the schedule.

Precinct 2 – Interface Precinct (Clause 43.04-5 DPO2 Ararat East Concept Plan)

Subdivision in the area adjacent to the NMIT vineyard plantings must provide a lot size of at least 4000 sqm and allow for a minimum buffer distance between the vineyard and any habitable structures of 50 metres to ensure spray drift, odour and noise nuisance are minimised.

Subdivision adjacent to the Ararat- Melbourne Rail Line must provide a lot size of 4000 sqm and allow a landscape buffer distance of 50 metres from the Ararat- Melbourne Rail Line.

Precinct 3 – Green Hill Precinct (Clause 43.04-5 DPO2 Ararat East Concept Plan)

Lot sizes should be not less than 1 hectare if the lot is sewered and 1.5 hectares if the lot is not sewered.

4.0 Advertising signs

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Advertising sign controls are at Clause 52.05.

5.0 Decision guidelines

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Whether the form and scale of any development in the vicinity of Heath Street will be in keeping with the character and appearance of adjacent Aradale and the Aradale Gatehouse.

Whether the form and scale of any development in the vicinity of Heath Street will detract from the view of Aradale and Aradale Gatehouse.

Whether the siting, height and design of development south of Dodd Drive will be in keeping with the preferred low scale (single story) character of the area.

Whether a proposed habitable building will be placed within 100 metres of the NMIT Aradale vineyard property boundary.