

19/01/2017
GC51

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

Former Department of Environment, Land, Water and Planning Depot – Brudenell Street, St Arnaud

1.0

Design objectives

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To manage interface amenity issues between industrial uses on the subject land and adjoining residential properties through the provision of a landscape buffer and a nominated vehicle access location.

2.0

Buildings and works

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Application requirements

An application must be accompanied by the following information, as appropriate:

- A site layout plan that shows:
 - The main vehicle access to the site from Brudenell Street, located to minimise disturbance to neighbouring residential properties.
 - A 3-metre wide landscape buffer on the southern (Sawbench Lane), western (Wills Street) and eastern boundaries.

A permit may not be granted to vary these requirements unless the Responsible Authority considers that the design objectives are satisfied.

3.0

Subdivision

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Application requirements

An application must be accompanied by the following information, as appropriate:

- A site layout plan that shows:
 - The main vehicle access to the site from Brudenell Street, located to minimise disturbance to neighbouring residential properties.
 - A 3-metre wide landscape buffer on the southern (Sawbench Lane), western (Wills Street) and eastern boundaries.

A permit may not be granted to vary these requirements unless the Responsible Authority considers that the design objectives are satisfied.

4.0

Decision guidelines

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Before deciding on an application the responsible authority must consider:

- Whether the positioning of the vehicle access to the site will minimise amenity effects on neighbouring residential properties.
- Whether the proposal design response appropriately considers the retention of the mature native vegetation on the site.