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SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22**.

HEALTH PRECINCT

1.0

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Design objectives

To achieve a high standard of building design and site development that is appropriate to the high visual and locational profile of the Health Precinct.

To optimise the development potential and capacity in these locations.

To ensure building and site design is of a scale and intensity which effectively addresses the transition from the built-up character of the Bendigo Hospital Campus to lower profile neighbouring residential environment.

To maintain and enhance the strong garden landscape character setting.

To respond sensitively to local neighbourhood character and heritage.

To retain and protect existing significant trees.

To protect the amenity of adjoining residential areas.

To provide safe and efficient access and car parking arrangements.

2.0

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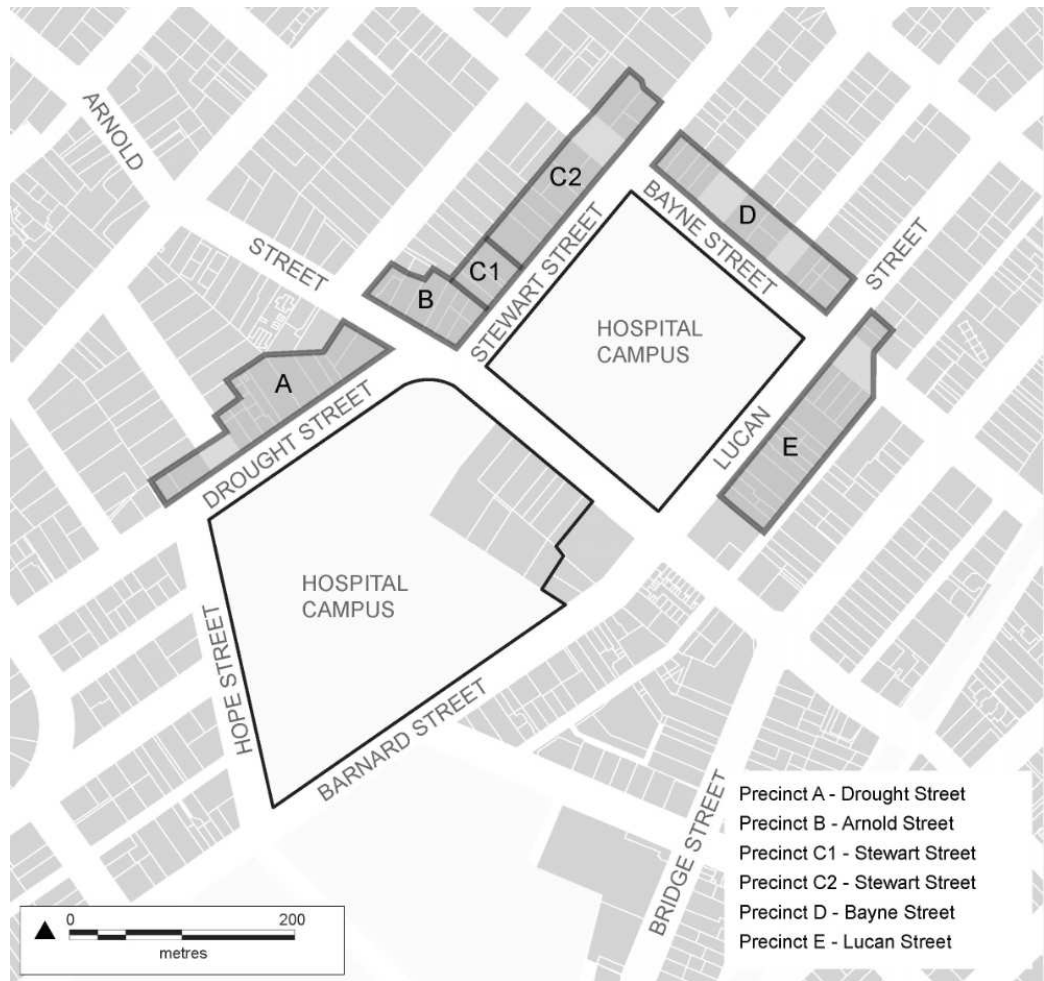
Buildings and works

A permit is not required to:

- Extend a single dwelling, or carry out works in association with the use of a single dwelling on a lot, provided the buildings and works are consistent with the preferred building heights and front, side and rear setback requirements of this schedule.
- Construct or extend an out-building, garage, carport or other structure associated with an existing dwelling provided the buildings and works are consistent with the preferred building heights and front, side and rear setback requirements of this schedule.
- Make minor building alterations that are visible from the street.
- Construct a carport, garage, verandah, pergola or other type of awning.

GENERAL REQUIREMENTS

New buildings and extensions should address the design objectives and requirements for the Health Precinct and for the applicable individual precinct as set out in this schedule and identified on Map 1 Health Precinct Sub-Precincts.



Map 1 Health Precinct Sub-Precincts

ALL SUB-PRECINCTS

Building height

Buildings should achieve the preferred height for the relevant sub-precinct as specified in this schedule.

Where the rear of a new building abuts a residential area, the building height should step down so as to not visually dominate the residential area.

Building frontages and setbacks

Where adjoining a site affected by the Heritage Overlay, the setback distance for a new building or extension should be consistent with the setback of the existing heritage building from the street frontage.

For building extensions, the setback distance from the street frontage should not exceed the setback distance of the existing building.

Where the general pattern of development includes spaces between buildings, a setback on at least one side of the building should be provided.

Form

An active building frontage to the main street address must be provided.

Buildings should be orientated at right angles to the street frontage.

The design of buildings and the site layout on corner sites should address both street frontages.

Building façades should be articulated in a sympathetic and considered response to the scale, form and detailing of other buildings in the locality.

Vertical design elements should be used to achieve a fine-grained rhythm of building forms.

Building forms should be simple, well-proportioned and comprise high quality details such as window frames and articulated entries.

A restrained external materials palette should be used, with natural, muted colours and non-reflective finishes which are complementary to the surrounding urban landscape.

Unsympathetic forms and materials such as box-shaped, concrete tilt-up slab and blind concrete walls, and complex or volumetric rooves, should be avoided.

Mock-heritage building forms and detailing should be avoided.

Rooftop plant and services design should be integrated with the building and not visible from streets, public open spaces and secluded private open space areas.

Landscaping

A visually prominent, high quality and predominantly soft landscape treatment should be incorporated within the front setback of all sites.

The design of landscaping on corner sites should address both street frontages.

Buildings and works should provide for the retention of existing trees, where these are part of the character of the site and/or neighbourhood.

A treatment of the front boundary line with a low-scale (not exceeding 1.2 metre height above natural ground level), visually-permeable fence, wall and/or hedge or other soft landscaping should be provided.

At least 1 canopy tree must be provided within the rear or front setback which is capable of growing to a mature height of at least 10 metres and with a spreading crown.

Where trees are proposed to be planted in or adjacent to a car park, passive watering design should be incorporated to direct low-flow stormwater to planted areas.

Opportunities should be provided for planting to assist in breaking-up and softening the appearance of continuous built form seen from publicly accessible areas.

Access

A pedestrian entry point to the building should be provided on the primary street address and should be directly visible and accessible from the street.

Vehicle access points to sites located on arterial roads should be avoided and provided by side streets, rear lanes or via shared access ways, wherever possible.

Loading and service vehicle access should be located and designed to avoid conflict with pedestrians and other vehicles, and to minimise visibility from the street.

Sharing of vehicular access between adjoining sites is strongly encouraged.

Parking

Car parking should not be visually prominent and must be located at the rear of a site.

The coordination and provision of car parking across multiple sites is strongly encouraged.

SUB-PRECINCT A – DROUGHT STREET

Design objectives

To provide a built form and landscape setting that is complementary to the increased activity and profile of the precinct.

To achieve a built form address to the main hospital building that is appropriately scaled and of comparable architectural quality.

To integrate building forms with a strong garden landscape setting.

Requirements

- Buildings should achieve a preferred height of 9 metres (2 storeys).
- Single storey buildings should incorporate architectural elements such as parapet walls to increase the perceived height of the building.
- A setback of 2-4 metres should be provided to the front boundary.

SUB-PRECINCT B – ARNOLD STREET

Design objectives

To facilitate development which reinforces the Arnold Street and Stewart Street intersection as a destination for limited commercial activity that is complementary to the Bendigo Hospital and its environs.

To ensure building design and site access responds to the arterial road setting.

Requirements

- Buildings should achieve a preferred height of 9 metres (2 storeys).
- A setback of 2-4 metres should be provided to the front boundary.
- For the commercial area, a setback not exceeding 1 metre should be provided.
- Vehicle access should be provided from Stewart Street or Grattan Street, rather than Arnold Street, where possible.

SUB-PRECINCT C1 – STEWART STREET

Design objectives

To encourage the preservation and enhancement of existing built form heritage values.

To integrate building forms with a strong garden landscape setting.

Requirements

- Buildings should achieve a preferred height of 6-9 metres (1-2 storeys).
- A setback of 2-4 metres should be provided to the front boundary.
- Any new building, works or extensions should respond sensitively to the heritage values of existing buildings and to the elevated terrain.

SUB-PRECINCT C2 – STEWART STREET

Design objectives

To introduce new building forms that are compatible with the predominant residential scale and character of the precinct.

To integrate building forms with a strong garden landscape setting.

Requirements

- Buildings should achieve a preferred height of 6-9 metres (1-2 storeys).
- A setback of 2-4 metres should be provided to the front boundary.

SUB-PRECINCT D – BAYNE STREET

Design objectives

To introduce new building forms that are compatible with the predominant residential scale and character of the precinct.

To integrate building forms with a strong garden landscape setting.

Requirements

- Buildings should achieve a preferred height of 6-9 metres (1-2 storeys).
- A setback of 2-4 metres should be provided to the front boundary.

SUB-PRECINCT E – LUCAN STREET

Design objectives

To establish high profile built form and landscape design which signifies the presence of the Health Precinct on a major public thoroughfare overlooking the Bendigo Hospital Campus.

To integrate building forms with a strong garden landscape setting.

To ensure building design and site access responds to the arterial road setting.

Requirements

- Buildings should achieve a preferred height of 9 metres (2 storeys).

- A setback of 1-4 metres should be provided to the front boundary.
- Vehicle access should be provided from Uley Street, rather than Lucan Street, where possible.

Exemption from notice and review

An application to construct a building or construct or carry out works on land within the General Residential Zone, Residential Growth Zone or Commercial 1 Zone is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5, the responsible authority must consider, as appropriate:

- Whether any proposed buildings and works will achieve excellence in architecture and urban design.
- Whether any proposed buildings, works and subdivision will protect the development potential of nearby sites.
- Whether any proposed buildings, works and subdivision will enhance public and private amenity.
- Whether any proposed development has considered flood risk factors.

Policy reference

Hospital Precinct Structure Plan, September 2014