

18/05/2006  
C80 (Part 1)**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO5****LAND LOCATED BETWEEN TAYLORS CREEK AND PROPERTIES  
FRONTING PATTERSON AVENUE & CAMPASPE CRESCENT****1.0**18/05/2006  
C80 (Part 1)**Design objectives**

To protect the areas along Taylors Creek from visual intrusion caused by inappropriate development, with the scale of development to be generally limited to single storey with low pitched roof forms.

- To encourage development that would not adversely impact on local amenity and is in keeping with the character and appearance of the area.
- To protect the skyline when viewed from the creek and its banks.
- To ensure adequate geotechnical investigations are carried out prior to the construction or carrying out of any buildings and works.
- To encourage landscaping consistent with Taylors Creek Landscape Master Plan, May 2004.

**2.0**18/05/2006  
C80 (Part 1)**Buildings and works**

A permit is required to construct or carry out buildings and works including a fence. .

An application to develop land under this overlay must be accompanied by the following information:

- A geotechnical report that details the existing site condition and the suitability of the land for the development proposed.
- A detailed landscape plan showing details of the existing vegetation on site, whether any vegetation is to be removed and proposed landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

A permit is not required for fencing constructed of a plastic coated chain wire to a maximum height of 1.5metres and of a green or black colour.

**3.0**18/05/2006  
C80 (Part 1)**Decision guidelines**

Before deciding on an application, the Responsible Authority must consider, where appropriate:

- Whether the location, scale, siting, roof form, bulk and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the creek environment and the existing open space adjacent to Taylors Creek.
- Whether any proposed landscaping or removal of vegetation will be in accordance with Taylors Creek Landscape Master Plan May 2004.
- Whether the design of any proposed buildings and works and access to the site would have a detrimental impact on the amenity of the area.

- Whether the layout allows for safe access and egress from the site and location of any proposed car parking.
- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance view from the creek and the character of Taylors Creek.
- Whether geotechnical report submitted with the application indicate that the site condition is appropriate for the development proposed.