

25/06/2009
C112(Part 1)

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

LAND LOCATED AT 79 WRIGHT STREET SUNSHINE

1.0

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Design objectives

- To ensure that the residential subdivision and development of the land provides for environmentally sustainable development.
- To ensure that development is site responsive and provides for an appropriate mix of lot sizes and dwelling types.
- To ensure that the built form enhances neighbourhood character and that the height, setbacks and bulk respects the environs of Kororoit Creek and the adjoining residential area.
- To ensure that the development of the land addresses traffic issues.
- To ensure that flora and fauna and Aboriginal issues are identified and addressed prior to the development of the site.
- To ensure that the development of the land is consistent with the Kororoit Creek Regional Strategy 2005-2030.

2.0

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Buildings and works

A permit is required to construct a fence facing the creek that exceeds 1.2 metres in height and is not a minimum of 50% transparent.

A permit is not required for:

- Front fences facing the creek not exceeding 1.2 metres in height and having a minimum of 50% transparency.
- Road works and associated street furniture and lighting.
- Buildings and works associated with the provision of public open space.
- Repairs and routine maintenance to buildings and works.

Buildings and works should be constructed in accordance with the following objectives:

Building Design

- The rear elevation of all buildings must be articulated at all levels.
- Any wall on a boundary should be articulated to provide visual relief to the satisfaction of the responsible authority.

Building Height

- The height of buildings fronting the creek environment should be limited to 2 storeys or 7.0 metres. A third level may be considered if the building is well articulated and the upper level is setback from the lower levels to minimise the appearance of visual bulk when viewed from the creek environment.

Building setbacks

- Separation must be provided between groups of buildings fronting the Kororoit Creek environs to reduce the visual bulk fronting the creek. The area between the groups of buildings must be landscaped to reduce visual bulk fronting the creek.
- Buildings adjacent to the western boundary of the site should be setback at ground level to provide an area of private open space. The upper level of these buildings must be setback from the lower ground floor level to reduce bulk, potential overlooking and overshadowing to dwellings to the west.

Landscaping

- Landscaping of the site adjacent to and between buildings fronting the Creek Corridor should reflect the existing indigenous landscaping and landform / topography of the Creek Corridor valley.
- The role of Kororoit Creek as a connecting element within the diverse urban form should be reinforced through the creation of an integrated and unified landscape character, based on the use of planting materials and consistent built-landscape elements, such as signage, pathways, furniture.
- Landscaping of internal street networks and the general development should contain a consistent theme and mirror the indigenous flora and fauna of the area to reduce the risk of weeds and erosion of the creek environs.

3.0

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Decision guidelines

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

- Whether the development provides for an appropriate mix of lot sizes, dwelling types and built form to provide a range of housing choices.
- The residential subdivision and development of the land should appropriately address the Kororoit Creek, provide useable and accessible public open space adjacent to the creek and maintain the values of the creek environs.
- Buildings adjacent to the creek environs must have a frontage onto the creek, with setbacks maximised and fences that are permeable to protect the appearance and surveillance of the Creek Corridor.
- The residential subdivision must provide a road and associated landscaping adjoining the Kororoit Creek to maintain the openness of the area.
- The development must be consistent with the Kororoit Creek Regional Strategy 2005-2030.
- Whether water sensitive urban design principles are used to minimise potential impact on receiving waters.
- Whether the development is designed to address flooding issues associated with the Kororoit Creek to the satisfaction of Melbourne Water.
- The application should provide an aboriginal cultural heritage plan in accordance with the Aboriginal Heritage Act 2006 and a flora and fauna assessment.
- Whether the design of any proposed buildings and works would have a detrimental impact on the amenity of the area.

- Whether the layout provides for the safe access/egress to and from the site and that the layout provides for the separation of vehicle and pedestrian traffic, efficient vehicle and pedestrian movement through the site and does not impact on the amenity of the surrounding area.
- Whether sufficient car parking is provided on site.
- Whether the development provides for adequate access to each dwelling for emergency vehicles, mail delivery and the pick up of garbage.
- Whether clear physical links are provided between the Kororoit Creek corridor, Activity Centres, Schools and other Community facilities.
- Urban infrastructure, such as powerlines, drains, car parks etc. must be dealt with sensitively to minimise the visual and physical impact on the Kororoit Creek Corridor.
- Whether the development minimises environmental impact and degradation, including:
 - ensuring water quality is protected
 - the control and management of sediment and stormwater run off.

Reference Documents

Kororoit Creek Regional Strategy 2005-2030.