

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO 5

NEWPORT LAKES RESIDENTIAL DEVELOPMENT

1.0

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Design objectives

The design objectives for the area are:

- To minimise the visual impact of any new development to preserve the general amenity of the park, particularly the unique landscape qualities of Newport Lakes parkland which create a strong sense of enclosure, association and a feel of seclusion and removal from the surrounding urban fabric.
- To ensure that enjoyment of the public park is not diminished by overlooking from any new development.
- To respond to existing significant views from within and around the parklands.
- To ensure new development on the site that is opposite or nearby established residential areas, respects the form, scale and character of the existing residential development in those areas.
- To ensure the use and development of the site is compatible with the industry on the abutting site.

Specific Design Objectives

- To ensure that any buildings and works do not interrupt the escarpment line as viewed from the north and south lakes areas within the parklands.
- To ensure that residents of any proposed residential development are aware that noise attenuation measures have been undertaken to minimise conflict with adjacent industrial activities.
- To ensure that any development on the site makes provision to protect residential users from noise emanating from industrial properties on the adjoining or nearby land
- To ensure that any new residential development on the site includes appropriate acoustic or other measures to attenuate industrial noise generated by the abutting industrial property both within the residences and the external living areas.

2.0

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Buildings and works

No buildings are to interrupt the escarpment line as viewed from the north and south lakes areas within the parklands.

Buildings are to respect the form, character, scale, front setbacks and front boundary treatments of nearby residential developments in Johnston Street.

Buildings and works are to include adequate separation from the parkland with landscape treatment within the setback that respects the existing vegetation in the parkland.

3.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The form, scale, bulk, design and external finishes and materials of any buildings and works and the extent to which these respond to the context of the site.
- The extent to which the significant views from within the Newport Lakes parklands are retained and enhanced.
- The landscaping treatment along parkland boundary and the extent to which it responds to the existing vegetation in the parkland.
- The proximity of any residential component to the adjoining industrial zone and use.
- Whether the development is designed and constructed to include noise attenuation measures such as acoustic fencing, double glazing or other acoustic techniques.
- Whether a report from an appropriately qualified acoustic engineer indicates how the building is designed in such a way that when built, the internal noise level implied under the State Environment Protection Policy (Control of Noise from Commerce Industry and Trade) No. N-1 are achieved.
- Whether a signed report provided by a qualified acoustic engineer certifies upon the completion of the residential development that each residence complies with the internal noise level implied under N-1.
- Whether a suitable noise environment can be achieved by adoption of appropriate distance separation from industry noise or by the siting and design of dwellings including habitable rooms, windows, private open space and garages.