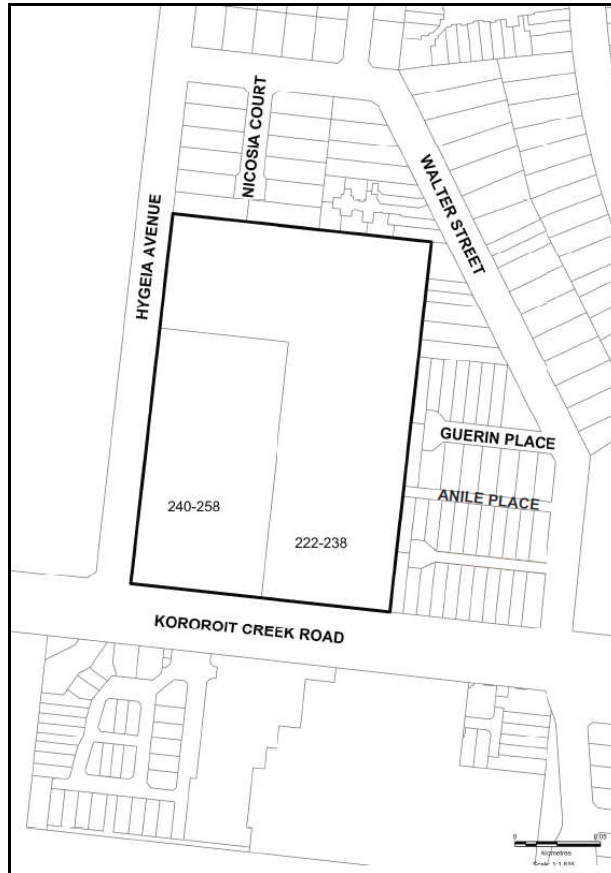


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SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

LAND AT 222-238 AND 240-258 KOROROIT CREEK ROAD, WILLIAMSTOWN NORTH



1.0

Design objectives

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To facilitate residential development that achieves a high quality architectural and urban design outcome.

To ensure that the height, scale, bulk, form, setback and appearance of new development responds to the preferred character of the setting.

To create attractive frontages to Kororoit Creek Road and Hygeia Avenue that reinforce the street pattern and assist in demarcating the urban gateway and residential edge.

To minimise the number of access points from the site to Kororoit Creek Road.

To connect vehicular and pedestrian access within the site and to the surrounding area.

To allow for medium density residential development that transitions to existing residential areas.

To manage the risk associated with possible sea level rise.

To provide an appropriate interface with the adjoining drainage channel.

2.0 Buildings and works

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The form and scale of development facing Kororoit Creek Road and Hygeia Avenue should be designed to achieve a strong streetscape address and integrate successfully into the existing street pattern in terms of frontage, setback, entries and forms.

Car parking must not be visually obtrusive and should not dominate the proposal.

The proposed site layout must provide vehicular and pedestrian linkages with Kororoit Creek Road, Hygeia Avenue and existing and future streets within the area.

Buildings must be appropriately designed to mitigate risks associated with possible sea level rise.

3.0 Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The design and materials of the development to ensure a high quality architectural outcome is achieved and sits comfortably in the existing neighbourhood context.
- The impacts of development on abutting residential development.
- Finished floor levels required to protect buildings from the impacts of possible sea level rises.
- The interface of the development with the abutting drainage channel.
- Vehicular and pedestrian integration of the development with the broader neighbourhood.