

24/04/2008
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SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 5**

LAE STREET, WEST FOOTSCRAY

1.0 Design objectives

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To ensure the subdivision and development will be of a scale, massing, form and articulation that will integrate with the Stony Creek open space corridor.

To ensure that the integrated landscape design for the development, including pedestrian and access arrangements, complements the landscape of the Stony Creek open space corridor.

To ensure that future residential development incorporates acoustic sensitive design measures that will protect residents from any adverse noise impacts.

2.0 Buildings and works

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A permit is required for any fence located on the property boundary abutting the Stony Creek corridor that is greater than 1 metre in height.

Buildings and works are considered to meet the design objectives if:

- Dwellings address roads or access ways;
- Dwellings are no more than 9 metres in height (two storeys and roof);
- Dwellings are designed to ensure passive surveillance of parklands and access ways;
- Appropriate acoustic treatments and noise attenuation features, where necessary, are incorporated to address the acoustic impacts arising from abutting industrial uses;
- The second storey of a dwelling is recessive in character and well articulated; and
- Roof mounted building services; plant and equipment are unobtrusive and sited away from view from street frontages and the Stony Creek corridor.
- No fill be placed within 30 metres from the top of bank.

A permit may not be granted for buildings and works which do not satisfy these requirements.

3.0 Subdivision

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In addition to the requirements of Clause 56, an application for a permit must include the following requirements:

- Building envelopes for all lots.
- The provision of a shared pedestrian and bicycle connection linking the site to the Stony Creek corridor and also Cala Street to the north.
- Proposed treatment of stormwater, utilising water sensitive urban design methods.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- How the design of the subdivision and development respects the operations of the surrounding land uses.
- Whether the subdivision and development complies with the Design Objectives of this schedule.
- Whether the buildings and works are set back reasonable distances from Stony Creek.
- For a fence abutting the Stony Creek corridor, whether the proposed fence height, design and material adversely impact on the visual amenity as viewed from Stony Creek.
- Whether the subdivision and development complies with the requirements of Melbourne Water.