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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

Maribyrnong River Protection

1.0

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Design objectives

- To protect the significant features of the Maribyrnong River Valley from visual intrusion caused by the inappropriate bulk, outline, setbacks, height, siting and appearance of buildings and works.
- To encourage development that is in keeping with the landscape character and appearance of the Maribyrnong River Valley.
- To maintain publically accessible views into and along the Maribyrnong River Valley.
- To ensure buildings do not create dominant forms on the skyline when viewed from the river or parklands.
- To preserve and reinforce the long views across the floodplain of the Maribyrnong River Valley.

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Buildings and works

Permit requirements

A permit is required for the construction of a fence within 30 metres of the Maribyrnong River, measured from the junction with the top of the bank of the Maribyrnong River.

- The maximum height of a fence where a permit is required must not exceed 1.2 metres in height and be visually permeable.

A permit is required for buildings and works.

- The maximum building height must not exceed 9 metres above natural ground level at any point for properties on Woods Street, Ascot Vale.
- The maximum building height must not exceed 11 metres above natural ground level at any point for all other properties.

A permit is not required for repairs and routine maintenance to buildings and works.

A permit cannot be granted to vary the maximum heights specified in this schedule.

Application requirements

All applications must be accompanied by an urban context report and design response which demonstrates how the proposal meets the objectives specified in this schedule.

Notice Requirements

In accordance with section 52(1)(c) of the Act notice of an application must be given to Melbourne Water.

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Decision guidelines

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

- Whether the bulk, outline, setbacks, height, siting and appearance of the buildings and works will impact on the landscape character and appearance of the Maribyrnong River Valley.
- Whether the bulk, outline, setbacks, height, siting and appearance of the building or works assists in maintaining publicly accessible views into and along the Maribyrnong River Valley.
- Whether setbacks established for a building are appropriate and in keeping with the design objectives of this schedule, as measured from:
 - The junction with the top of the bank of the Maribyrnong River for properties on Woods Street, Ascot Vale; or
 - The landward boundary of the *Public Acquisition Overlay 2 'Public park and recreation'* adjacent to the Maribyrnong River for all other properties.
- Whether development reinforces the Maribyrnong River Valley floodplain edges and does not create dominant forms on the skyline when viewed from the publically accessible vantage points along the river or parklands environment.

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Reference Documents

Maribyrnong River Valley Design Guidelines 2010

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Expiry

The requirements of this overlay cease to have effect after 30 October 2018.