

04/12/2014
C72**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO8****HEYFIELD RESTRICTED RESIDENTIAL AND SENSITIVE USE DEVELOPMENT AREA****1.0 Design objectives**04/12/2014
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To encourage well-designed residential development at a density of one dwelling per lot in order to protect industrial operations on Firebrace Road and Weir Road as specified on map 1.

To incorporate appropriate siting, design, construction or other characteristics that will mitigate potentially adverse off-site effects from the nearby industrial operations as specified on map 1; thereby providing a reasonable standard of amenity for future residents and occupants.

To encourage well-designed, residential development in close proximity to industrial operations.

To manage the impacts from nearby industrial activities by incorporating design and construction responses into new (or substantially altered) residential development.

2.0 Buildings and works04/12/2014
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A permit is not required to construct buildings and carry out works in any of the following circumstances:

- They are located outside the threshold distance to nearby industrial operations as specified (as specified in Clause 52.10).
- They are located within the threshold distance to nearby industry as specified (as specified in Clause 52.10), but involve any of the following:
 - An extension to an existing dwelling where no further habitable rooms are being added and provided it is the only dwelling on the land; or
 - Construction of outbuildings associated with a dwelling provided it is the only dwelling on the land; or
 - Extension to an existing dependent persons unit where no further habitable rooms are being added and provided it is the only dependent persons unit on the land.

An application must be accompanied by an acoustic report prepared to the satisfaction of the responsible authority. The report must include the following:

- The current noise environment surrounding the property and how this may impact development of the site.
- The design response to the off-site effects from the industrial operations on Firebrace Road and Weir Road as specified on map 1 to avoid or mitigate the potentially adverse off-site noise effects on the development. Consideration should be given to
 - the layout and siting of buildings;
 - the choice of construction material;
 - location of private open space; and
 - design and use of barriers (for example fences and landscaping) on the lot.

The report will include recommendations as to how off-site noise effects may be mitigated on the residential property.

Number of dwellings

No more than one dwelling, excluding a dependent person's unit, may be constructed on a lot. This requirement cannot be varied with a permit.

Dependent person's unit

A planning permit is required to construct a dependent person's unit.

No more than one dependant person's unit may be constructed on a lot. This requirement cannot be varied with a permit.

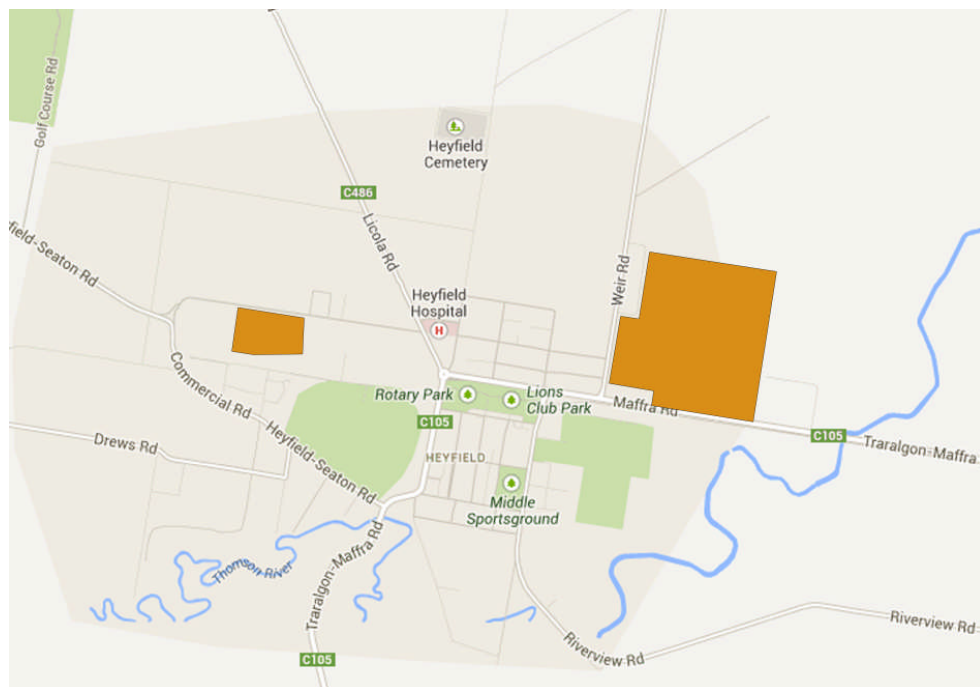
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Decision guidelines

Before deciding on an application the Responsible Authority must be satisfied that the development has regard to:

- The design response to the potentially adverse off-site noise effects from the existing and new industrial operations on Firebrace Road and Weir Road as specified on map 1.
- Whether the development provides reasonable standards of amenity for future residents and occupants.



Map 1: Location of Industrial Operations 63-73 & 75-97 Firebrace Road and Weir Road, Heyfield