

18/11/2010
C52**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6****WILLOW BRAE DEVELOPMENT - BANNOCKBURN****1.0**12/07/2007
C30 Part 1**Design objectives**

To facilitate the comprehensive development of the site, including a multi-lot subdivision, creek side townhouses and reservation of land along Bruce's Creek as public open space.

To facilitate the reservation and development of land along Bruce's Creek for public open space and trails, contributing to the Bruce's Creek corridor

To ensure that medium density housing (townhouses) proposed as part of the development respond to site conditions, the creek setting and to the desired character of the area.

To ensure that the subdivision of the site responds to the environmental and physical features of the site, including the management of stormwater discharge, slope stability, floodways, native vegetation and Aboriginal cultural heritage.

To enable the site to be developed in stages.

2.018/11/2010
C52**Buildings and works**

A permit is not required to construct a building or carry out works where all the following are met:

- The lot has an area of at least 500 square metres
- Any building is set back at least 5 metres from the front boundary
- Any building is no greater than two stories in height (including attics)
- Fences fronting a road or public open space are no greater than 1 metre in height

If the requirements listed above cannot be met, a planning permit is required for all buildings and works. All permit applications should be assessed against the Decision Guidelines of this schedule.

A permit is not required for buildings and works where:

- The buildings and works are within open space reserves and conducted on behalf of the public land manager

The proposal designates areas fronting Bruce's Creek for medium density housing in the form of townhouses. As these lots are proposed to be below the 500 square metres in area, a planning permit is required for all buildings and works. Townhouses must be designed:

- So that there are no blank walls fronting streets or open space.
- To accommodate changes of level within the site.
- To ensure adequate passive surveillance primarily to open space and secondly to the rear access laneways.
- To consider the building scale in respect of the creek setting and avoid the appearance of building bulk. This means that townhouses should not be designed as a large rectangular slab with no detail or variation and should not dominate the landscape.

- To incorporate articulation and variation into the design. For example, the variation of facades, roof structures, cladding materials/colours or setbacks to provide streetscape character.
- No greater than two stories in height (including attics)
- To incorporate vehicular access from the rear laneway

All permit applications submitted to construct townhouses must demonstrate that these matters have been responded to within the design response.

3.0 Subdivision

12/07/2007
C30 Part 1

A permit is required to subdivide land

The subdivision of land must occur generally in accordance with the Willow Brae Concept Masterplan included at the end of this schedule.

The natural surface level of all lots created must be at least 300 millimetres above the 1 in 100 year floodway.

Bruce Street must be upgraded to the satisfaction of the responsible authority, including the sealing of the road for the full length of the development; with kerb, channel, street trees and footpaths provided along the eastern side of the road.

4.0 Information to accompany a permit application

12/07/2007
C30 Part 1

Where appropriate, an application for subdivision must be accompanied by:

- A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, contributing catchments, water quality protection, mitigation of flows and ultimately the protection of Bruce's Creek to the satisfaction of the responsible authority.
- An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified Archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The Archaeological Survey is to be completed to the satisfaction of the responsible authority.
- A traffic impact assessment report which considers the impact of traffic movements at the Shelford-Bannockburn/Bruce Street intersection. The assessment needs to consider the impacts of traffic generated by the fully completed Willow Brae Development, namely the area within this schedule 6 of the Design and Development Overlay.
- The assessment should identify projected traffic volumes, the impacts of the increased traffic and treatments to mitigate these impacts. The assessment shall also consider pedestrian and cycle links to the Bannockburn town centre. The report should recommend staging of works (if appropriate) and mechanisms to fund the works in stages (Section 173 Agreement for example).
- The traffic impact assessment report and mitigating works must be completed to the satisfaction of VicRoads and the Responsible Authority. All works must be carried out at no cost to VicRoads.

Where appropriate, an application for buildings and works must be accompanied by:

- A more detailed design geological stability assessment must be prepared for all areas shown in the intermediate zone on the Willow Brae Concept Masterplan provided at the end of this schedule before any building works are approved in these areas. All recommendations and requirements of the assessment must be adhered to ensure the safety of buildings and infrastructure.

5.0

Decision guidelines

12/07/2007
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Before deciding on an application, the Responsible Authority must consider, as appropriate:

- The design objectives of this schedule
- The Local Planning Policy Framework, in particular Clause 21.05 Bannockburn
- Whether the design of townhouses meets the requirements listed above at 2.0 Buildings and works
- How the proposal is sympathetic with and responsive to the character and landscape values of the area, in particular along the Bruce's Creek corridor
- The height of fencing and encouraging low (1 metre height) or no front fences, particularly fronting public open space or roadways
- The design of new development on corner sites which should address both street frontages.

6.0

Willow Brae Concept Masterplan

12/07/2007
C30 Part 1

