

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

SKYLINE AREAS

1.0

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Design objectives

To protect areas along the Maribyrnong River from visual intrusion caused by the inappropriate siting or appearance of buildings and works.

To encourage development in keeping with the character and appearance of the area.

To protect and enhance the skyline when viewed from the River and its banks.

To encourage development consistent with the objectives of the Lower Maribyrnong River Concept Plan 1984.

To protect and enhance remnant vegetation and sites of biological significance.

2.0

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Buildings and works

A permit is required to construct a fence.

A permit is not required to construct a building or carry out works in a residential zone if their height does not exceed 6.0 metres above ground level.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider the objectives of the Lower Maribyrnong River Concept Plan 1984.

- The provision of greater public access to the River and adjoining land for a variety of recreational pursuits.
- The development of a linear network for non-motorised movement within the area which will link with areas open to the public immediately up and downstream and facilitate cross valley movement.
- The provision of a range of water-based uses readily accessible to local and metropolitan residents.
- The protection and conservation of the natural resources of the valley - air, water, soil, flora and fauna.
- The protection of all known sites of scientific, historic and pre-historic significance.
- The rehabilitation and beautification of those parts of the valley that have been physically and visually despoiled by human activities.
- Providing the public with a range of recreational opportunities while ensuring that recreational pursuits harmonise with other legitimate uses.
- Ensuring that any recommendations relating to the River and to the floodplain will not be prejudicial to sound drainage and floodplain management.
- Preventing, or discouraging, activities and uses which could result in unacceptable levels of air, noise and water pollution.
- Ensuring that the character of the valley is not impaired by unsightly buildings and other structures.