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SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

41 – 49 ROBBS ROAD, WEST FOOTSCRAY

1.0

Design Objectives

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To ensure that the land is free of environmental hazards and, subject to appropriate environmental assessment under Part IXD of the Environment Protection Act 1970, suitable for any particular form of sensitive use that may be proposed.

To ensure that residential development incorporates appropriate design measures that will protect residents from any adverse noise or odour impacts.

To ensure the proposed subdivision and development is compatible with the site's broader urban context.

To achieve building forms, heights and setbacks of future dwellings that respect and reinforce the residential streetscape character of the area.

To ensure new development represents high standards in ecologically sustainable development, urban design and architecture.

To ensure high quality public and private landscaped areas.

2.0

Environmental Requirements

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Prior to the application for a permit for the subdivision, development or use of the land, the following requirements must be met:

- A Certificate of Environmental Audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*; or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a Statement in accordance with Part IXD of the *Environment Protection Act* that the environmental conditions of the land are suitable for a sensitive use.

3.0

Adverse Amenity Impact Assessments

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In recognition of the fact that the land is in close proximity to established industrial uses, prior to an application for a residential use or development the following requirements must be met to ensure that the amenity of future residential uses are not unduly impacted upon by noise or odour:

- An acoustic assessment by a qualified consultant must be submitted. This report must include an assessment of internal and external noise levels in accordance with State environment protection policy No. N-1 "Control of Noise from Commerce, Industry and Trade (SEPP N-1)".

The acoustic assessment must include recommendations for:

- Noise attenuation measures that achieve the noise limits when assessed indoors in accordance with SEPP N-1.
- Locating and potentially screening private open spaces, including balconies, to attenuate industrial noise to meet the requirements of SEPP N-1.
- An assessment of the impacts of odour, to be carried out by a suitably qualified person(s). If the report identifies that the proposed use and/or development may be adversely affected, specific recommendations must be provided with the report for

appropriate measures to ensure that the proposed use and/or development is not adversely affected by the identified impacts.

4.0 Urban Design Framework

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A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until an Urban Design Framework has been prepared by the owner of the land to the satisfaction of the responsible authority. The purpose of the Urban Design Framework is to guide and inform future development of the site, providing a framework for built form and style.

The Urban Design Framework must include the following:

- A comprehensive analysis of the site context and the residential character of the surrounding area.
- A detailed design response report and plan. This report and plan will include design guidelines to ensure the following:
 - Building heights are in character with the surrounding residential built form and the design of upper storeys are set back and well articulated;
 - Roof forms are designed to complement surrounding residential roof forms;
 - Development is sited to accommodate space around dwellings, including where relevant, side setbacks, front gardens and rear yards.
 - Garage and car parking areas do not dominate the street frontage and are setback behind the front of dwellings.
 - Front fencing is low and provides for surveillance of streets.
 - The size and appearance of any roof mounted building services, plant and equipment is minimised.
 - Subdivision and dwellings designed to maximise energy efficiency.
 - Provision for the subdivision of the land having regard to the form of development which is to be undertaken.
- A proposed subdivision layout, including building envelopes.
- Plans for proposed footpaths, nature strips, street trees and other public realm works.
- A conceptual landscaping plan. This plan should include a landscaping treatment along the eastern site boundary to ensure a landscaped buffer between the proposed development and existing residential development.
- Incorporation of energy efficiency, waste management and water sensitive urban design initiatives.
- A response to relevant strategies and studies as required.
- A detailed response to how the proposal addresses the findings of the environmental audit and acoustic report.

The Urban Design Framework may be amended at any time, to the satisfaction of the responsible authority.

5.0 Subdivision

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An application for a permit must be in accordance with the requirements for adverse amenity impact protection (Clause 3) and the approved Urban Design Framework (Clause 4).

6.0 Buildings and Works

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An application for a permit must be in accordance with the requirements for adverse amenity impact protection (Clause 3) and the approved Urban Design Framework (Clause 4).

7.0 Decision Guidelines

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In addition to the requirements of Clause 43.02-5, before deciding on an application the responsible authority must consider, as appropriate:

- The Urban Design Framework required in Clause 4 of this Schedule.
- The design objectives of this Schedule.
- The outcome of environmental assessments undertaken in accordance with Clause 2 of this Schedule.
- The outcome of any adverse amenity impact reports as prepared in accordance with the requirements of Clause 3 of this Schedule.