

15/10/2009
C73(Part 1)

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

491-507 BARKLY STREET, FOOTSCRAY

1.0

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Design objectives

To ensure that residential development incorporates appropriate design measures to protect residents from any adverse amenity impacts from existing uses in the area.

To ensure the development of the land is consistent with the conditions of any Statement of Environmental Audit issued for the land.

To ensure the development of the land is consistent with the *West Footscray Urban Design Framework* (2008).

To ensure the design of new development demonstrates high standards of environmental sustainability.

To ensure the design of new development incorporates safe and convenient pedestrian, cycle and vehicular access points.

2.0

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Application Requirements

An application for a permit to subdivide land, construct a building or construct or carry out works must be accompanied by the following information to the satisfaction of the responsible authority:

- An adverse amenity impact assessment consisting of a report(s) prepared by a suitably qualified person(s) identifying all potential adverse amenity impacts from nearby existing uses including, but not limited to, any adverse amenity impacts resulting from the existing use at 509-511 Barkly Street, Footscray.
The report(s) must include specific design recommendations to address any potential adverse amenity impacts identified.
- A report demonstrating that the proposed development is consistent with the *West Footscray Urban Design Framework* (2008), including the following requirements:
 - Along the Barkly Street frontage:
 - Provide two to three storey development at a scale that respects the existing residential character opposite the land;
 - Provide a fine grain building width at ground level;
 - Provide a zero setback along the street frontage at ground level;
 - Encourage active street frontages containing a high level of transparent glazing;
 - Provide consistent verandas to ensure weather protection over the footpath; and
 - Encourage passive surveillance of the street from all levels of the development.
 - On the balance of the land:
 - Development up to four storeys in height.
 - For the complete development:
 - An overall signage strategy that integrates proposed signage into the building design.

- A report showing that the design of the development demonstrates high standards of environmental sustainability. The report should assess the design of the proposed development in the following areas:
 - Energy efficiency;
 - Measures to reduce or manage car parking demand and encourage sustainable alternative transport modes
 - Integrated water management;
 - Waste minimisation;
 - Building materials;
 - Landscaping;
 - Indoor environmental quality, including the use of natural lighting; and
 - Any other matter impacting on the environmental sustainability of the proposed design.

3.0

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Buildings and works

An application for a permit to construct a building or construct or carry out works must demonstrate the following:

- Inclusion of any design recommendations of the adverse amenity impact assessment required by Clause 2.0 of this Schedule;
- Consistency with any conditions of a Statement of Environmental Audit issued for the land;
- Consistency with the *West Footscray Urban Design Framework* (2008), including the requirements detailed in Clause 2.0 of this Schedule;
- Overall high standards of environmental sustainability; and
- Safe and convenient pedestrian, cycle and vehicular access points.

A permit is not required under this overlay for works required to remediate the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*.

4.0

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Subdivision

An application for a permit to subdivide land must demonstrate the following, as appropriate:

- Inclusion of any design recommendations of the adverse amenity impact assessment required by Clause 2.0 of this Schedule;
- Consistency with any conditions of a Statement of Environmental Audit issued for the land;
- Consistency with the *West Footscray Urban Design Framework* (2008), including the requirements detailed in Clause 2.0 of this Schedule;
- Overall high standards of environmental sustainability; and
- Safe and convenient pedestrian, cycle and vehicular access points to each lot.

5.0

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Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 43.02-5, the responsible authority must consider, as appropriate:

- The information submitted in accordance with Clause 2.0 of this Schedule;
- The *West Footscray Urban Design Framework* (2008);
- The overall environmental sustainability of the development;
- The safety and convenience of proposed pedestrian, cycle and vehicular access points;
- The capacity of road infrastructure to accommodate the proposed development; and

- Infrastructure works to be undertaken by the developer of the site, including the staging of those works.

Reference Document

West Footscray Urban Design Framework (2008)