

06/08/2015  
C131**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO8****4 AND 6 CROSS STREET, FOOTSCRAY****1.0**07/03/2013  
C70**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**06/08/2015  
C131**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). The report(s) must identify all potential adverse amenity impacts (eg; noise, odour) from nearby land and uses including, but not limited to:
  - The recreation facility to the east of the subject site(s);
  - Use of the rail corridor to the south of the subject site(s); and
  - The Watty Paint Australia facility located at Graingers Road, West Footscray.

The report(s) must include specific design recommendations to address any potential adverse amenity impacts identified.

- Either:
  - A certificate of environmental audit issued for the land in accordance with Part IXD of the *Environmental Protection Act 1970*; or
  - A statement in accordance with Part IXD of the Environmental Protection Act 1970 by an auditor appointed under that act, that the environmental conditions of the land are suitable for the proposed use.
- A report showing that the proposed use/development is consistent with the *West Footscray Urban Design Framework (2008)*, including how the proposal:
  - Adds to the pedestrian amenity of the street; and
  - Provides a maximum height of up to four storeys.
- 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 alternative transport modes;
- Water conservation and stormwater treatment and re-use;
- Waste minimisation;
- Use of sustainable building materials;
- Landscaping;
- Indoor environmental quality, including the use of natural lighting;
- Demonstrate that the design of the development is consistent with any conditions of Statement of Environmental Audit issued for the land; and
- Any other matter impacting on the environmental sustainability of the 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 report(s) 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 of Statement of Environmental Audit under the *Environmental Protection Act 1970*.

### 4.0

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#### **Subdivision**

An application to subdivide land must demonstrate the following:

- Inclusion of any design recommendations of the adverse amenity impact assessment report(s) 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 design 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;
- Any conditions stated in any Statement of Environmental Audit issued for the land;
- The *West Footscray Urban Design Framework (2008)*;

- The environmental sustainability of the development; and
- The extent to which the development minimises the impact of traffic and parking on the road network, to the satisfaction of the Responsible Authority.