

14/07/2011
C69

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

MAROONDAH HOSPITAL MEDICAL PRECINCT

1.0

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Design Objectives

To provide for a higher intensity of site development that will cater to the anticipated growth in demand for medical services as the population ages.

To enable medical facilities to develop purpose built designs in order to improve the efficiency and economic viability of the Maroondah Hospital Medical Precinct.

To maintain a generally three storey character.

To create attractive streetscapes.

To protect the residential amenity of homes within the vicinity of the Maroondah Hospital Medical Precinct.

To soften the visual impact of the development to residential areas.

To enhance the treed neighbourhood character of the precinct.

2.0

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Buildings and Works

Building design

Non-residential development should be multi level purpose built facilities that provide innovative, high quality architecture.

Non-residential buildings should be setback:

- At least 4.0 metres from the front boundary.
- At least 5.0 metres from the rear boundary of the site.

Buildings should not exceed 10.5 metres in height.

Development should minimise negative amenity impacts on residential neighbours

Car Parking

Car parking should be located at the rear of buildings

Landscape

Landscaping should be provided to soften the visual impact of the development to residential areas including opportunities for canopy trees at the rear of buildings abutting residential buildings outside of the precinct.

3.0

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Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The neighbourhood and site description.
- The design response.
- The effect of the development on the amenity of adjoining land and the immediate neighbourhood.
- Whether the development provides an appropriate interface with residential neighbours.
- Whether the height of the development would be appropriate considering the topography of the land and its impact on residential neighbours outside of the DDO9 area.