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SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

URBAN DESIGN GUIDELINES FOR 250 WATERDALE ROAD, IVANHOE

1.0

12/12/2013
C86

Design objectives

To facilitate the provision of residential aged care and associated housing for elderly persons.

To ensure that any development of this Strategic Redevelopment Site:

- is based upon sustainable design principles including water sensitive urban design and energy efficiency;
- is responsive to the site and respects and enhances the neighbourhood character of the local area and surrounding streetscapes;
- achieves an urban form which allows for integration with the surrounding streets and interaction with the local community;
- provides good standards of residential amenity, accessibility, safety and security for existing and new residents;
- provides effective traffic management and car parking; and
- provides landscaping that reflects the landscaped character of the area, softens the built form, and includes native or indigenous vegetation.

2.0

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Buildings and works

None specified.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 1 The impact of the building design including height, massing, street setbacks, roof form, fencing and materials on surrounding built form, the streetscape and the desired neighbourhood character of the area as described in the Urban Design Guidelines for the site.
- 2 The effect of the design of the development on the safety and security of residents, visitors and other land users, and the response to the needs of those with limited mobility.
- 3 The siting and design of car parking, and the management of likely traffic generation.
- 4 The impact of the proposed site coverage and permeability on landscaping outcomes.
- 5 The impact of the development on existing vegetation, the effects of removing vegetation, and opportunities for replacement planting.
- 6 The proposed landscaping, including species selection, streetscapes interfaces, permeable surfaces and the provision of and access to open space for residents.
- 7 The application of water sensitive urban design, energy efficiency and sustainability in relation to building and landscaping design.

BANYULE PLANNING SCHEME

- 8 The visual and acoustic impact of deliveries and the siting of equipment and services associated with the development, on neighbouring land uses and surrounding residential streets.
- 9 The effect of the development on the amenity of nearby properties and the public realm.

7.0

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Background documents

250 Waterdale Road, Ivanhoe – Urban Design Guidelines, October 2012.