

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

WILLSMERE HISTORICAL BUILDING DESIGN AND DEVELOPMENT AREA

1.0

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Design objectives

- To guide buildings, works and landscaping to a standard appropriate to this special site.
- To control height to avoid degrading views of the site from key viewpoints.
- To minimise the impact of buildings and works on the site's surrounds.

2.0

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Buildings and works

A building must not be higher than three storeys.

In the area shown stippled on Map 1 to this Schedule, any building must be below the level of 58.81 metres A.H.D. (This level is equal to pavement level at the foot of the steps to the main south-western entrance of the Willsmere Hospital building.)

In the area shown hatched on Map 1 to this Schedule:

- A building must not be higher than two storeys.
- An external wall must not, at any point, extend more than 6 metres above the ground level existing at the approval date.
- A roof on any two storey section of building must not have a pitch greater than 20 degrees.

On detached house lots, at least 50 percent of the area between the dwelling and road boundary must be free of paving to allow for lawns and other planting. On the balance of the site, there must be sufficient area free of buildings, paving, pools and tennis courts to enable a garden environment to be created.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

3.0

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Decision guidelines

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

- Any changes to the elevations of the historic hospital building needed to assist the functional use of the building.
- Whether the land is to be landscaped in keeping with the character and appearance of the area.
- The location and landscaping of any proposed off-street parking area. Landscaping of any car park should use exotic tree species which pick up the existing plant groupings in the immediate locality and are associated with the historic planting in the area.
- Whether traffic generated by development would exceed 3,300 vehicle movements per day. Traffic generation rates are to be estimated by using the formula contained in the following table:

POTENTIAL USE	24 HR TWO-WAY TRAFFIC GENERATION RATE
Retirement Village:	
* Self care	2 per unit
* Assisted care	1 per unit
Hotel/Residential Hotel:	
* Accommodation	4 per room
* Restaurant	35 per 100m2 gross
* Conference Room	16 per 100m2 gross
* Administration	15 per 100m2 gross
Research and Development Enterprise	12 per 100m2 gross
Office	15 per 100m2 gross
Detached House	12 per house
Attached House	10 per unit
Flat - 3 bedroom	7 per flat
Flat - 2 bedroom	6 per flat
Flat - 1 bedroom	5 per flat
Tertiary Institution	2 per equivalent full-time student
School	1.5 per student
Warehouse	1 per 100m2 gross

Map 1

