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C175

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

LAND AT 1 COOPER STREET CAMPBELLFIELD

1.0

Design Objectives

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To ensure that the development of the land provides for appropriate setback of buildings and landscaping from the adjoining Merri Creek.

To provide an appropriate interface with the adjoining Merri Creek.

To ensure adequate bushfire protection to the land.

2.0

Buildings and works

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No Permit Required

A permit is not required for fencing constructed in black colour plastic coated chain wire to a maximum height of 2 metres with a top and bottom rail.

Mandatory Requirements

The following requirements apply, as appropriate, to all buildings and works, whether or not a permit is required. These requirements cannot be varied with a permit.

- Buildings and landscaping must be setback at least 10 metres from the north eastern boundary of the land (measured parallel to the boundary) where the land abuts the Merri Creek, this being Crown Allotments 1, Section 1 and Allotment 2020 Parish of Wollert.
- A vehicle accessway must be provided along the north eastern boundary of the site. The accessway must be constructed with an all-weather seal and capable of accommodating emergency vehicle access.
- Black colour plastic coated chain wire vehicle access gates must be provided at the front of the site (north boundary), and rear of the site (east or south boundary) in order to allow for an appropriate access route for emergency vehicles between Cooper Street and the Cooper Street Grasslands. The gates must allow for emergency vehicles to connect to the vehicle accessway along the north eastern boundary of the site.

3.0

Mandatory conditions

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Any permit issued must include the following conditions:

No permanent or temporary storage of any goods, materials, waste or flammable matter within 10 metres of the north eastern boundary of the land where the land abuts the Merri Creek is to occur.

The accessway along the north eastern boundary where the land abuts the Merri Creek must be maintained free of obstructions to allow emergency vehicle access at any time.

4.0

Exemption from notice and review

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An application which complies with the building and works requirements in this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0

Decision guidelines

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Before deciding on an application the responsible authority must consider:

- Whether the setbacks of buildings and landscaping comply with the requirements of Section 2.0 of this Schedule.
- Whether landscaping located between the buildings and the north eastern and eastern boundaries has been designed to minimise bushfire risk.
- The views of the Department of Environment and Primary Industries.