

29/11/2018
C148**SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO13**.

9 NEWSOM STREET, ASCOT VALE**1.0 Design objectives**29/11/2018
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To achieve a high quality, well designed development that responds to the the existing streetscape, neighbourhood character and surrounding built form.

To provide an appropriate interface between existing residential development and new development.

To facilitate a residential development that responds to the sloping site and frontages to Hurtle Street and Newsom Street.

To respond to contaminated land issues within the site that are identified through Environmental Audits.

2.0 Buildings and works29/11/2018
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The following requirements apply to an application to construct a building or construct or carry out works:

Building height

- Building heights along Hurtle Street and Newsom Street should not exceed two storeys above street level or 9 metres.
- Three storey built form may be considered elsewhere on the site where it responds to the sloping contours of the general area.
- Rooftop balconies may exceed the specified height, if the responsible authority considers the design response is appropriate.

Siting and setbacks

- Buildings along Newsom Street should have a minimum front setback of 5 metres. Balconies should not encroach more than 1.6 metres into the front setback.
- Buildings along Hurtle Street should have a minimum front setback of 5.1 metres. Balconies should not encroach more than 1.6 metres into the front setback.

Vegetation

- The two large lemon scented gums along Newsom Street must be retained. These trees are identified as Tree 27 and 28 in the Treelogic Arboricultural Assessment dated 18 January 2017.

Vehicle and pedestrian access

- Site access should be provided from Newsom Street.
- No vehicle access is to be provided directly from the roundabout on Newsom Street.
- No vehicle access is to be provided to dwellings which front Newsom Street.
- Vehicle access from Hurtle Street must be limited to those dwellings fronting Hurtle Street.

3.0 Subdivision

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A permit is not required to subdivide land.

4.0 Signs

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None specified.

5.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A contaminated land report that demonstrates compliance with any and all conditions of relevant Statements of Environmental Audit including, how the built form responds to these conditions, and where required, the carrying out of a Construction Environmental Management Plan.
- A drainage strategy which identifies and explains how development will manage stormwater and any flooding associated with the land how water sensitive urban design principles will be implemented in the development.
- A landscaping concept plan for all areas of communal open space which includes streetscapes, Water Sensitive Urban Design, general location of pedestrian paths, indicative fencing, paving and public lighting.
- A staging plan if the development is to be constructed in stages.

6.0 Decision guidelines

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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:

- The Design objectives of this schedule.
- The Requirements of this schedule.
- How the proposal responds to the existing streetscape, neighbourhood character and surrounding built form.
- How the proposal responds to any conditions of the Statement of Environmental Audit dated 7 October 2014 by Phillip William Hitchcock of Australian Environmental Auditors Pty Ltd CARMS No 58834-2.
- How the proposal responds to any conditions of the Statement of Environmental Audit dated 30 July 2003 by Richard Wolfe of CH2M HILL Australia Pty Ltd CARMS No.49708-A
- Comments from the Environment Protection Authority