

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

SIXTEENTH STREET GREENWAY INTERFACE**1.0****Design objectives**

To ensure that built form and streetscape interfaces support the role of the Sixteenth Street Greenway as a prioritised pedestrian and cycling street.

To encourage medium density housing in the form of appropriately designed apartment buildings, townhouses or terrace houses.

To encourage landscaping that enhances the dominance of vegetation and a sense of openness to the street.

2.0**Buildings and works**

A permit is not required to construct or carry out the following:

- Works on lots which do not adjoin or have a frontage to Sixteenth Street.

A permit is required to construct:

- A fence fronting Sixteenth Street of more than 1 metre in height.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Mandatory requirements

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with any of the following mandatory requirements:

- Any garages, car parking and vehicle access to on-site car parking must be provided at the rear of lots.
- Any on-site car parking must be visually screened from Sixteenth Street.
- Direct pedestrian access must be provided from Sixteenth Street to dwelling entries.
- A fence fronting Sixteenth Street must be no more than 1 metre in height.

Buildings and works should satisfy the following requirements:

- Setbacks to Sixteenth Street should be between 1 metre and 3 metres.
- Buildings should be built to side boundaries with no setbacks, to allow for maximum use of the land. If a side setback is deemed necessary, only one should be provided, with a minimum setback of 1 metre.
- Buildings should address the Sixteenth Street frontage.
- Habitable rooms and/or upper level balconies fronting Sixteenth Street should be incorporated to increase passive surveillance of the Greenway.
- Garages should be consolidated with adjoining properties where possible, to create a break between development.
- Upper level development above garages at the rear with balconies or habitable room windows is encouraged to increase passive surveillance.
- Where possible, existing vehicle crossovers to Sixteenth Street should be removed.
- Frontages to Sixteenth Street should be open with low or no front fences preferred.

3.0

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Subdivision

A permit to subdivide land must meet the following requirement:

- Provision for rear vehicular access must be provided at the rear of any lot fronting Sixteenth Street.

A permit cannot be granted to subdivide land which is not in accordance with this requirement.

4.0

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Advertising 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:

- The impact on pedestrian connectivity, safety and amenity along Sixteenth Street.
- The contribution the proposed development makes to the diversification of housing stock in Mildura.
- The responsiveness to the vision for Sixteenth Street outlined in the Mildura South (Sixteenth and Deakin West) Development Plan, 2014.
- The contribution the building makes to the public realm along Sixteenth Street, including the level of activation and surveillance.