

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

FORMER RUSDEN CAMPUS (DEAKIN UNIVERSITY), 662-678 BLACKBURN ROAD, NOTTING HILL

1.0

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Design objectives

- To ensure that development, including front setbacks, is in keeping with and contributes to the Garden City Character as set out in the Municipal Strategic Statement.
- To ensure that the building scale and form in terms of height and bulk complements and does not visually overwhelm surrounding buildings.
- To ensure that streetscape engineering details of new developments integrate with the existing streetscape.
- To ensure that fences or planting along property boundaries do not adversely affect urban character or adjacent open space.
- To retain existing on-site vegetation if possible.
- To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.
- To minimise visual clutter.

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Buildings and works

Building and car park setbacks

Buildings and car park areas must be set back at least 20 metres from Blackburn Road and at least 7.6 metres from all other roads.

Buildings must be set back from land in a residential zone or land used for residential purposes or a hospital or school at least the distance calculated by the following formula:

$$\text{Distance} = H/2 + 1.5\text{m}$$

where H = height of building nearest the boundary in metres.

Height of buildings

The maximum height of any building above natural ground level directly below must not exceed 15 metres.

Engineering design

Established engineering treatments must be used where new streets or accessways, including kerb radii, kerb and channel material, nature strips and road surface details, meet existing streets.

New accessways and streets must be designed so that they fit in with existing streetscape details. In particular:

- The accessway or street must be no wider than other accessways or streets within the neighbourhood that perform a similar function.
- Kerb details and corner radii of accessways and streets must be consistent with those in similar locations in the street.

Services

All services, including electricity and telecommunication facilities, must be located underground. Rubbish enclosures and service areas must be screened and located to the rear of buildings.

Rubbish bins, enclosures and loading docks must not be visible from a street.

Exemption from notice and review

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.

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Decision guidelines

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

- Whether the development will make a positive streetscape contribution.
- Whether the development will significantly add to the storm water discharge entering the Council's drainage system.
- Whether streetscape and engineering details are consistent with streetscape and engineering details within existing nearby streetscapes.
- Whether the landscape treatment in the side and front setbacks contribute to the Garden City Character.
- Whether any existing vegetation that contributes to neighbourhood character will be removed by the development.
- Whether any large native or exotic trees have been proposed that will contribute to neighbourhood character.
- Whether the development has any adverse visual impact on adjacent areas of public open space.
- Whether any steps have been taken to minimise visual clutter caused by overhead services.
- Whether adequate on-site car parking has been provided.
- Whether driveway crossovers have been located to avoid street trees.