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SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

RESIDENTIAL INVESTIGATION AREA A

1.0

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Design objectives

To encourage medium density residential development provided that such development respects and responds to the character of the neighbourhood.

To encourage the development and subdivision of land which concentrates on the retention of the openness of the streetscapes, created by generous nature strips and spacious garden settings to the dwellings.

To encourage the development of a built form character that responds to the existing site characteristics including creating appropriate interfaces with Boyes Close to the east and the Werribee River to the north.

To ensure that the subdivision and development of land fronting the Werribee River includes provision for an access road and pedestrian path.

To encourage new development which provides for and maintains a country town character.

To ensure new residential development is oriented towards the Werribee River corridor and Boyes Close to promote public safety in the public and private realm.

To ensure residential development abutting public frontages is appropriately set back to allow for canopy tree planting to maintain the country town character.

To encourage retention and establishment of vegetation that contributes to the character of the precinct.

To consider a variety of building heights across the precinct, to a maximum of 9 metres.

To create a network of attractive public streets and walkways connecting through the existing network of the precinct which achieves efficient access for vehicular transport, pedestrians and cyclists. The preferred street layout should follow a modified grid pattern.

To ensure that development is orientated to provide public frontages.

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Buildings and works

A permit is required to construct a front fence or a fence abutting the Werribee River environs or Boyes Close.

This does not apply if the fence:

- Is less than 1.2 metres in height; and
- Is constructed of a minimum of 50 per cent transparent material.

A permit is not required for:

- The construction of a single dwelling on a lot where the dwelling meets the requirements specified below.
- The construction of an extension or alteration to an existing dwelling where the modifications meet the requirements specified below.
- Carrying out of works normal to a dwelling.

Requirements

- Wall heights of buildings must not exceed 7 metres above natural ground level along Grant Street;
- Buildings heights must not exceed 9 metres above natural ground level along Boyes Close.

Buildings fronting the Werribee River must be single storey and address any access road provided between the river and the development. Buildings will have a minimum front setback of 6m. A lesser setback will be permitted only if it can be demonstrated that there exists sufficient area to allow for canopy tree planting.

Exemption from notice and review

An application to construct a building or construct or carry out works 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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Subdivision

An application for subdivision that creates a vacant lot less than 300 square metres must show a building envelope or be accompanied by development plans that demonstrate that the lot is capable of supporting a dwelling that will meet the design objectives of this clause.

The subdivision of land should provide opportunities for passive surveillance of the Werribee River corridor and Boyes Close.

Subdivision plans for the land fronting the Werribee River must include provision for an access road running along the Werribee River. The design and construction of the access road must be to the satisfaction of the Responsible Authority.

Exemption from notice and review

An application for subdivision 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.