

23/06/2016
C51

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

RESIDENTIAL INVESTIGATION AREA – WADDELL STREET TO WERRIBEE RIVER

1.0

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Design objectives

To encourage a new high-quality medium density residential corridor linking the commercial area adjoining Main Street to the railway station.

To ensure development enjoys good visual access to local access roads and the north - south pedestrian / bicycle route through the area to the Werribee River Corridor thereby maximising opportunities for passive surveillance.

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

To provide a safe and attractive pedestrian and bicycle link connecting the railway station with Main Street.

To provide a focus for new high quality, innovative contemporary design.

To encourage building forms, finishes and colours that make a positive contribution to the residential spine.

To support sustainable urban outcomes that maximise the use of infrastructure and public transport.

2.0

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Buildings and works

A permit is required for the construction of a front fence.

This does not apply:

- If the fence is less than 1.2 metres in height; or
- If the fence is a minimum of 50 per cent transparent.

A permit is not required for the construction of an extension or alteration to an existing dwelling if the following requirements are met:

Requirements

The maximum permissible height of the wall of any building adjacent to the north – south pedestrian / bicycle route is 9 metres,

Vehicular access must be provided from a local access road or from the side or rear of the lot, to minimise potential conflict with pedestrians and cyclists.

Full details of the type, colour and finish of all cladding materials must be provided.

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.

3.0

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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 layout of the proposed subdivision of land should encourage passive surveillance opportunities of the pedestrian /bicycle link and the Werribee River Corridor.

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.