24/02/2022
C131hbay

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

LAND AT 240-258 KORORoit CREEK ROAD, WILLIAMSTOWN NORTH

Map 1 to Schedule 14 to Clause 43.02



1.0 Design objectives

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To facilitate residential development that achieves a high quality architectural and urban design outcome.

To ensure that the height, scale, bulk, form, setback and appearance of new development resoponds to the preferred character of the setting.

To create attractive frontages to Kororoit Creek Road and Hygeia Avenue that reinforce the street pattern and assist in demarcating the urban gateway and residential edge.

To minimise the number of access points from the site to Kororoit Creek Road.

To connect vehicular and pedestrian access within the site and to the surrounding area.

To allow for medium density residential development that transitions to existing residential areas.

To manage the risk associated with possible sea level rise.

To provide an appropriate interface with the adjoining drainage channel.

2.0 Buildings and works

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The form and scale of development facing Kororoit Creek Road and Hygeia Avenue should be designed to achieve a strong streetscape address and integrate successfully into the existing street pattern in terms of frontage, setback, entries and forms.

Front fences should be a maximum height of 1.2 metres, or 1.8 metres with a minimum 75% transparency.

Car parking must not be visually obtrusive and should not dominate the proposal.

The proposed site layout must provide vehicular and pedestrian linkages with Kororoit Creek Road, Hygeia Avenue and existing and future streets within the area.

Buildings must be appropriately designed to mitigate risks associated with possible sea level rise.

3.0 Subdivision

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None specified.

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:

- A Social Impact Assessment (that considers affordable housing and how it will be provided within the proposed development to the satisfaction of the Responsible Authority) to support any development proposal. The SIA for 240 - 258 Kororoit Creek Road must address the loss of low cost accommodation.
  A traffic report that demonstrates the capacity to accommodate increased traffic flows from the proposed development.
  A vegetation assessment that identifies significant vegetation on the site and their potential habitat significance.

6.0 Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The design and materials of the development to ensure a high quality architectural outcome is achieved and sits comfortably in the existing neighbourhood context.
- The impacts of development on abutting residential development.
- Finished floor levels required to protect buildings from the impacts of possible sea level rises.
- The interface of the development with the abutting drainage channel.
- Vehicular and pedestrian integration of the development with the broader neighbourhood.
- Whether the development design response for siting, building form, vegetation, front boundary treatment, and colours and materials is appropriate.
- Improved Housing Choices for Residents on Low Incomes (Affordable Housing) Policy Statement (8 February 2011, as amended from time to time).
- ~~Preparing Social Impact Assessments Applicant Guidelines (22 March 2011, as amended from time to time~~Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022).
- Whether increased traffic flows from the proposed development can be accommodated.
- Integration of the proposed development within the site and surrounding street network.
- Whether coastal hazards have been identified and will be appropriately managed to ensure that the proposed development is not at risk.