

13/02/2014
C96**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

RESIDENTIAL AREAS SURROUNDING ACTIVITY CENTRES AND ALONG MAIN ROADS**1.0****Design objectives**13/02/2014
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- To increase residential densities and provide a range of housing types around activity centres and along main roads.
- To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.
- To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.
- To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.
- To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.
- To encourage spacing between developments to minimise a continuous building line when viewed from a street.
- To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.
- To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.
- Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.
- To ensure overlooking into adjoining properties is minimised.
- To ensure the design of carports and garages complement the design of the building.
- To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.
- To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.
- To encourage landscaping around buildings to enhance separation between buildings and soften built form.

2.0

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Buildings and works

Permit requirement

A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.

A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.

Building Height & Setbacks

Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.

A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.

A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:

- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.

For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.

For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-1 (Main Road) Sub-precinct	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For one dwelling on a lot: <ul style="list-style-type: none"> ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> ▪ Minimum front street setback is the distance specified in Clause

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
			<p>55.03-1 or 6 metres, whichever is the lesser.</p> <ul style="list-style-type: none"> Minimum side street setback is the distance specified in Clause 55.03-1.

Table 2 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-2 (Sub-precinct A)	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser Minimum side street setback is the distance specified in Clause 54.03-1 <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser Minimum side street setback is the distance specified in Clause 55.03-1
DDO8-3 (Sub-precinct B)	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.		<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. Minimum side

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
			<p>street setback is the distance specified in Clause 54.03-1.</p> <ul style="list-style-type: none"> ▪ For two or more dwellings on a lot or a residential building: ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 55.03-1.

Form

Development must:

- Ensure that the site area covered by buildings does not exceed 60 percent.
- Provide visual interest through articulation, glazing and variation in materials and textures.
- Minimise buildings on boundaries to create spacing between developments.
- Where appropriate, ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.
- Where appropriate, ensure that buildings are designed to step with the slope of the land.
- Avoid reliance on below ground light courts for any habitable rooms.
- Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
- Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
- Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.
- Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. Be designed to minimise overlooking and avoid the excessive application of screen devices.
- Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities.

- Ensure the projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.
- Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.
- Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking.
- Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established.
- Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.
- Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.

Car parking and Access

Development must:

- Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
- Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.
- Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling
- Ensure that access gradients of basements car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.

Landscaping

Development must:

- On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.
- On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity.
- Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.

Fencing

A front fence must be at least 50 per cent transparent.

On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:

- not exceed a maximum height of 1.8m
- be setback a minimum of 1.0m from the front title boundary

and a continuous landscaping treatment within the 1.0m setback must be provided.