

23/07/2009
C74

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

08/03/2007
C50

Design objectives

- 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 encourage three storey, including ‘apartment style’, developments on larger lots.
- To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive.
- To ensure the scale, height and form of three storey developments are sufficiently stepped down at the perimeter of sub-precinct A to provide an appropriate and attractive interface to sub-precinct B, or other adjoining precinct, as identified on Map 1 to this Schedule.
- 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 overlooking into adjoining properties is minimised.
- To ensure the design carports and garages complement the design of the building.
- To ensure the design of basement car parks complement the design of the building and 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.

2.0

23/07/2009
C74

Buildings and works

Permit requirement

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 of this Schedule.

Table 1 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum lot size.	Street Setback
A	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres.	1800 square metres or greater.	<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.
B	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum building must not exceed 10 metres.	None specified	<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.
--	--	--	---

* Balconies, terraces, and verandahs may encroach within this setback by a maximum of 2.0m, but must not extend along the width of the building.

Form

Development must:

- Provide visual interest through articulation, glazing and variation in materials and textures;
- Minimise buildings on boundaries to create spacing between developments.
- Ensure that buildings are stepped down at the rear of sites to provide a gradual transition to the scale of the adjoining residential area;
- Ensure that the floor area of any second, or third storey element of a dwelling (including balconies) does not exceed 75% of the ground floor area (excluding verandahs and balconies);
- 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 minimise the need for earthworks by either siting the building on the flattest part of the site or by designing the building to step with the land.
- Be designed to minimise overlooking and avoid the excessive application of screen devices.

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 minimise 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.
- 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 /half basement/ground storey car parks at street frontage.
- Ensure the setback of the basement 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 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 basement car parks are not visually obtrusive when viewed from the front of the site.
- Ensure basement car parks are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees.

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.

Fencing

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

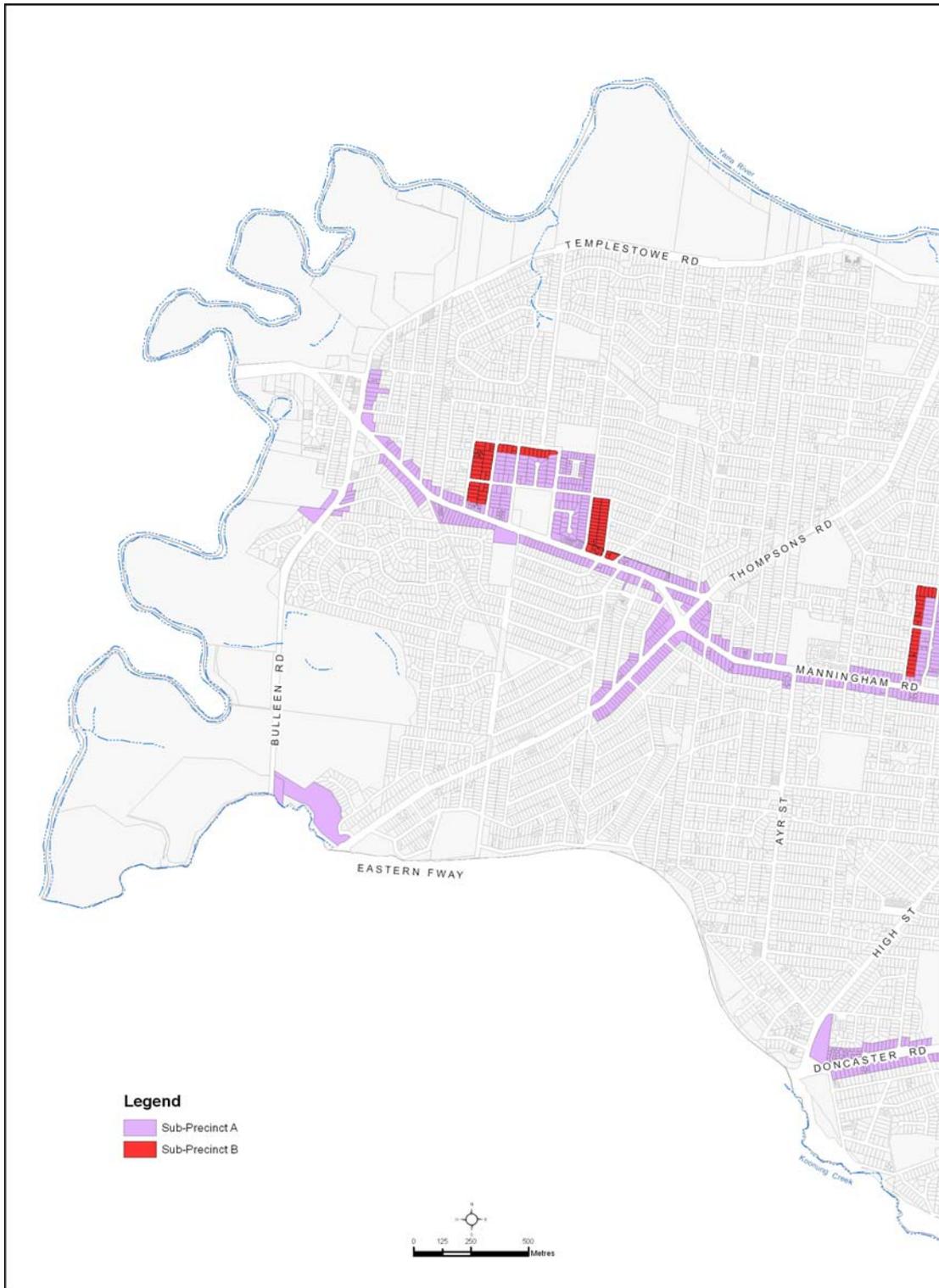
On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:

- 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.

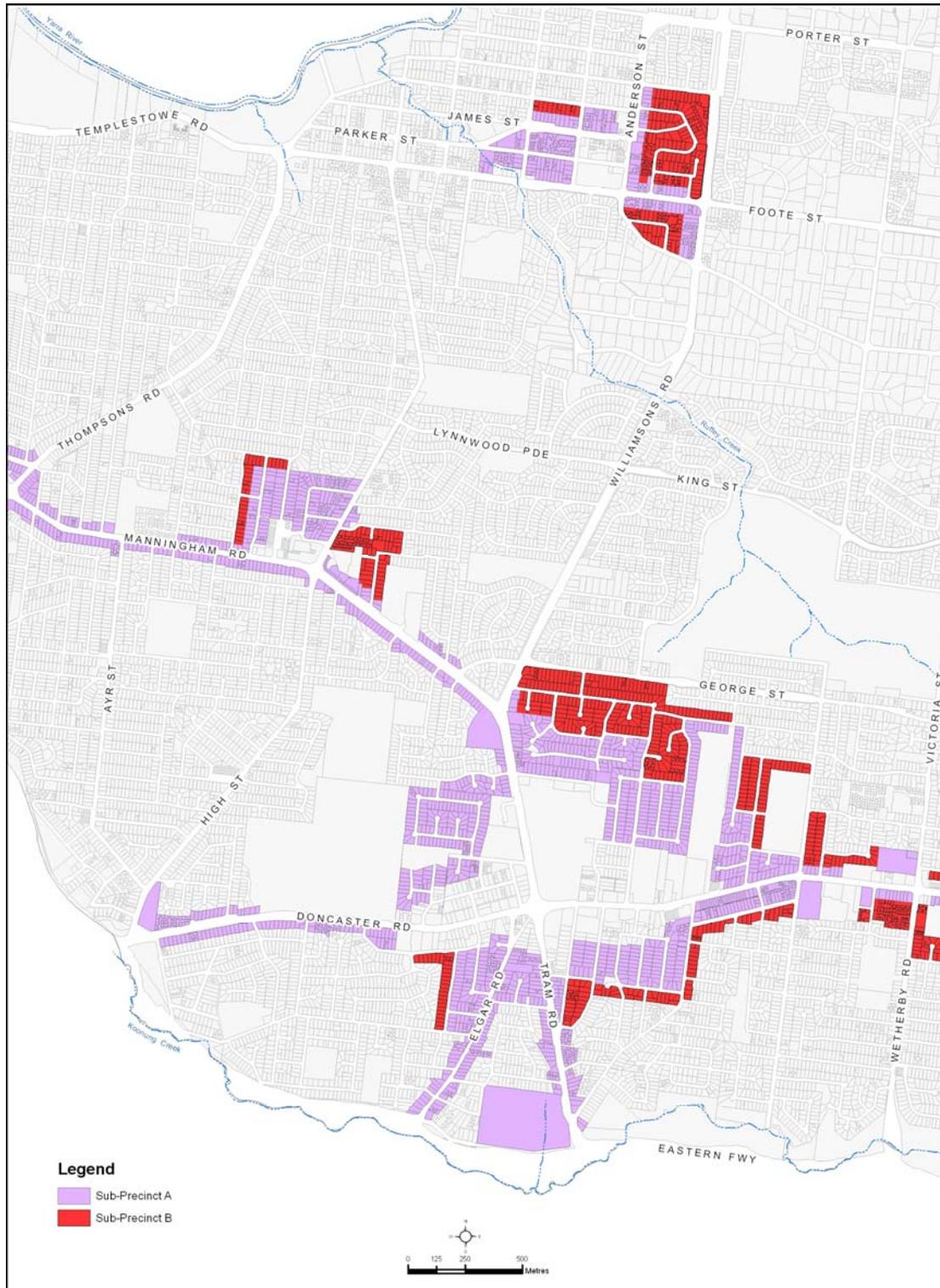
Map 1 (Part 1 of 4) – Residential Character Precinct

Residential Areas Surrounding Activity Centres and Along Main Roads
Sub – Precincts A & B



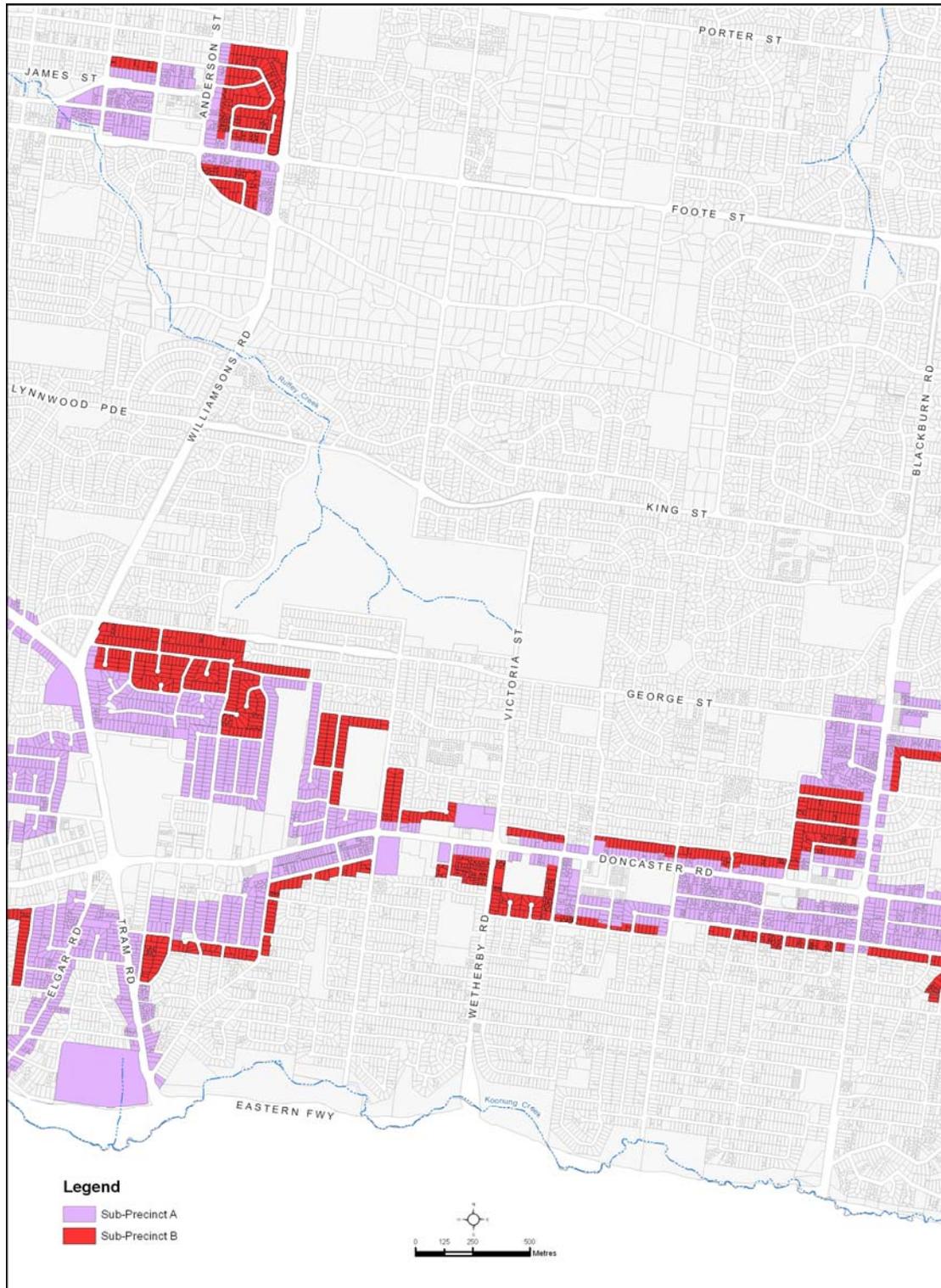
Map 1 (Part 2 of 4) – Residential Character Precinct

Residential Areas Surrounding Activity Centres and Along Main Roads
Sub – Precincts A & B



Map 1 (Part 3 of 4) – Residential Character Precinct

Residential Areas Surrounding Activity Centres and Along Main Roads
Sub – Precincts A & B



Map 1 (Part 4 of 4) – Residential Character Precinct

Residential Areas Surrounding Activity Centres and Along Main Roads
Sub – Precincts A & B

