

01/10/2015  
C71**SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

**IVANHOE ACCESSIBLE RESIDENTIAL AREA****1.0**28/11/2013  
C91**Design objectives**

To support the development of sensitive new multi-dwelling developments, such as town houses and low rise apartments in addition to traditional single dwellings.

To ensure new buildings are of high quality design and respond to the desired future streetscape, building height, siting and built form character.

To ensure that new multi-dwelling developments maintain the prevailing streetscape rhythm and present as a single building form when viewed from the street.

To encourage the retention of buildings that contribute to the desired future character of the precinct.

To encourage design solutions to provide for an emphasis on well articulated dwellings and varied roofscapes.

To maintain consistency of front setbacks while enabling tree retention and planting in front gardens.

To ensure that development adjacent to heritage places and precincts is complementary in form, siting, scale/height and proportions.

To minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

To minimise the number of crossovers and car park entrances per street block.

To maintain and strengthen the garden-dominated streetscape character and the landscaped setting of the precinct.

To ensure that developments on or near ridgelines are designed and landscaped to add to and maintain the visual dominance of the tree canopy.

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C91**Buildings and works**

A permit is required to construct a building (including a front fence) or carry out works.

**Permit Not Required**

A permit is not required for the construction of the following within a residential zone:

- Buildings and works (other than a front fence) no more than 7.5 metres in height above natural ground level.
- Construction and extension of one dwelling on a site of 500 sqm or more.
- Works normal to a dwelling.
- An open-sided pergola or verandah with a finished floor level not more than 800 mm above natural ground level and a maximum height not more than 3 metres above natural ground level.
- An outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level.
- A deck with a finished floor level not more than 800 mm above natural ground level.

- A domestic swimming pool or spa and associated mechanical equipment and safety fencing.

This exemption does not apply to:

- Buildings and works located within the drip line of a tree for which a permit is required to remove, destroy or lop under any other provision of this Scheme.

A permit may be granted for buildings and works that do not accord with any of the requirements of this schedule provided the design objectives are satisfied.

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## General Requirements

### Height

The preferred maximum height of a building is 7.5 metres unless the building achieves the Design Requirements and Outcomes in Table 1, in which case the preferred maximum height is 9.0 metres.

The preferred maximum height may be increased by 1m where the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more.

Buildings and works should not exceed the preferred maximum building height. This does not include:

- Architectural features such as parapets, domes, towers, masts, lift over-runs and building services. These items must not:
  - exceed the preferred maximum height by more than 3 metres;
  - include any habitable rooms;
  - exceed 10% of the gross floor area of the top building level.
- A pitched roof which must not exceed the preferred maximum height by more than 1.5 metres.

Upper level building elements should be designed and located to achieve a transition in height relative to adjoining buildings.

Upper levels should be positioned towards the street frontage and recessed from the lower level wall surfaces. Setbacks should be designed to protect the privacy of adjoining secluded open spaces, reduce visual bulk and provide internal amenity for future occupants.

New buildings and additions constructed at or near ridgelines should:

- Sit below the height of canopy trees along the ridgeline;
- Be constructed in muted colours and tones and non-reflective materials.

New buildings on land adjoining a Heritage Overlay should be designed to achieve a graduation in height relative to any adjoining individually significant or contributory heritage place.

Architectural features and rooftop equipment should be designed, located and/or screened in a manner that is integrated with the overall design of the building and minimises visibility of building services from adjoining roads, the opposite side of the street and adjacent private open space areas.

Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each residential interface.

## **Setbacks**

Buildings should be setback in line with the predominant front setback of dwellings along the street.

New buildings (outside a Heritage Overlay) on land directly abutting a Heritage Overlay should have the same front and side setbacks as any adjoining individually significant or contributory heritage place facing the same street.

A reduced front setback may be permitted if this respects the predominant front setback of nearby dwellings and supports the retention of an existing tree or the planting and retention of a large tree to maturity.

Buildings should be designed to retain existing canopy trees in setback areas. If this cannot be achieved, or the tree is considered appropriate for removal, adequate space should be provided for offset planting that will grow to a similar height to the tree removed.

Buildings (including basements) should be setback a sufficient distance from the front and rear boundaries and at least one side boundary to enable the planting and growth of medium to large trees. Setbacks should provide sufficient area for future growth of the mature canopy of trees and understorey planting.

Where possible, buildings on land abutting a non-residential zone should be setback a sufficient distance to provide planting to soften the zone interface and enhance residential amenity.

Garages and car ports should be located behind the front setback of dwellings.

Secluded ground level private open space areas should not be provided within the front setback of dwellings.

Front setback areas should be designed and landscaped to minimise the number of crossovers and car park entrances and prevent the loss of street trees and on-street parking spaces.

Side setbacks should provide space for landscaping, achieve shared greenery between adjacent properties and protect the daylight and amenity of adjoining dwellings.

Front fences should be designed to be visually permeable.

## **Built Form**

All development should be designed in accordance with the Design Objectives, Requirements and Decision Guidelines of this Schedule.

In addition, all development of more than:

- 7.5 metres in height; or
- 3 dwellings on a single lot;

should also comply with the Design Requirements and Outcomes of Table 1.

Diagrams 1 and 2 illustrate acceptable built form outcomes.

## **Heritage Overlay**

On land affected by the Heritage Overlay if there is any conflict between this Schedule and the Requirements and Objectives of the Heritage Overlay, the provisions of the Heritage Overlay take precedence.

## Landscaping

Planning permit applications must be accompanied by a landscaping plan to the satisfaction of the responsible authority showing:

- The location of existing trees on the subject site, adjacent to the property boundary and within the road reservation in front of the site;
- Details of all trees proposed to be removed;
- Proposed landscaping, including the vegetation to be retained and the species, location, number and size at maturity of new plantings; and
- An establishment and maintenance schedule.

Trees and vegetation that contribute to the landscape should be retained.

Front gardens should contain at least one large tree and understorey landscaping that includes large shrubs.

One medium to large tree should be provided for every 400sqm of site area, with a preference for large trees. This may include existing trees that are worthy of retention.

Plant species should be chosen to soften views to buildings when viewed from the street and from adjoining dwellings and secluded private open space areas.

On land at or near the ridgeline:

- New native and exotic trees should be planted to form a continuous canopy;
- Cut and fill should be avoided in order to provide space for trees.

Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, underground services and existing trees.

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## Application Requirements

In addition to other information required to be submitted with the planning application, applications must be accompanied by the following plans and reports to the satisfaction of the responsible authority:

- A neighbourhood and site description in accordance with Clause 54.01-1 or 55.01-1;
- A report containing a design response in accordance with Clause 54.01-2 or 55.01-2;
- The report must also explain how the proposed design responds to the:
  - Design Objectives, Requirements and Decision Guidelines of the Design and Development Overlay and this Schedule;
  - Cultural Heritage Conservation Policy (Clause 22.06), where relevant.
- Elevations showing the proposed building in the context of surrounding buildings.

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## Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The Design Objectives and Requirements of this Schedule.
- The Banyule City Council Vehicle Crossover Policy 2012.

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## Reference Documents

*Ivanhoe Structure Plan 2012 (Revised December 2014)*

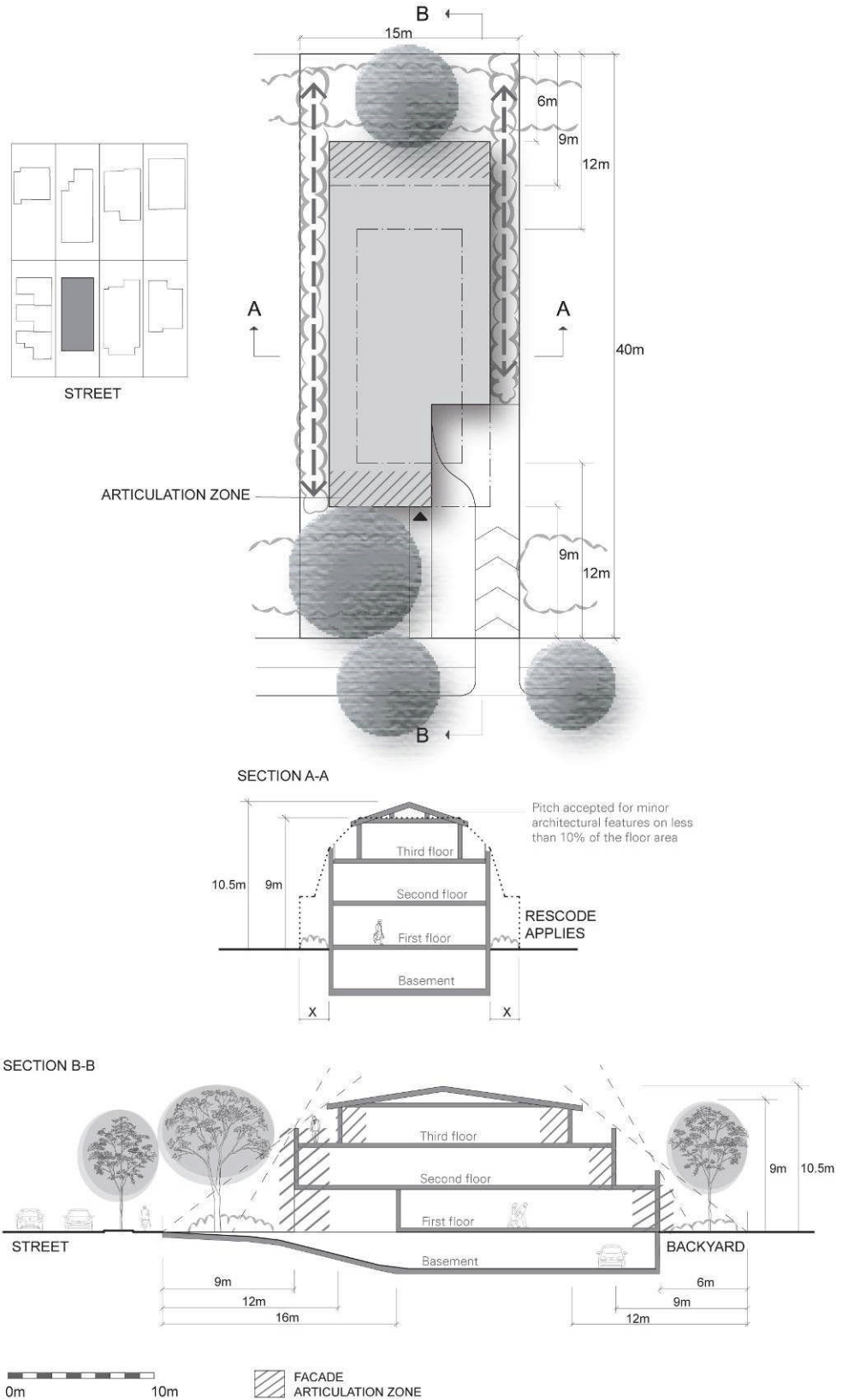
*Tree Planting Zone Guidelines, January 2011*

*Ivanhoe Activity Centre Heritage Items and Precincts, Context, 2013*

**Table 1 to Schedule 12**

<b>Design requirements</b>	<b>Outcomes to be achieved</b>
<p><b>Front street setbacks</b></p> <p><b>Levels 1 to 2</b></p> <p>Minimum 9 metres.</p> <p><b>Levels 3 and above.</b></p> <p>Minimum 3 metres behind the front wall of Levels 1 and 2.</p>	<p>Setbacks will be of sufficient dimensions to ensure for the long term health of new and existing canopy trees.</p> <p>Upper levels will be setback behind the front wall to reduce their visibility and maintain the prevailing low-rise character.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Rear setbacks</b></p> <p><b>Levels 1</b></p> <p>Minimum 6 metres.</p> <p><b>Level 2</b></p> <p>Minimum 9 metres.</p> <p><b>Levels 3 and above.</b></p> <p>Minimum 12 metres.</p>	<p>Rear setbacks will be of sufficient dimensions to accommodate trees that will maintain canopy cover and soften the impact of new development.</p> <p>Upper levels will be setback to protect the privacy of adjoining secluded open spaces; reduce visual bulk; and provide for a high level of internal amenity for future occupants.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Side setbacks</b></p> <p>In accordance with ResCode standards A10-14 (Clauses 54.04-1 to 54.04-5) or B17-21 (Clauses 55.04-1 to 55.04-5).</p>	<p>Side setbacks will provide space for landscaping, achieving shared greenery between adjacent properties and protecting the daylight and amenity of adjoining dwellings.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Site coverage</b></p> <p><b>Sites of 700m<sup>2</sup> or less</b></p> <p>Maximum 60%.</p> <p><b>Sites of greater than 700m<sup>2</sup></b></p> <p>Maximum 75%.</p>	<p>Site coverage will be managed to provide useable ground floor shared and private open spaces.</p>
<p><b>Building elevations</b></p> <p>Street and rear elevations should be designed with a high level of visual interest including indentations within the Articulation Zones (refer to Diagrams 1 and 2)</p> <p>Elevations fronting streets, laneways or public open spaces should be designed to include living spaces, entrances, windows and other details that maximise movement, outlook and passive surveillance.</p>	<p>Buildings will be of high quality design to support the preferred streetscape character.</p> <p>Elevations fronting public streets and open spaces will provide visual interest and support safety and a sense of activity.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Vehicle access</b></p> <p>Only one vehicle access point should be provided.</p> <p>Basement parking is encouraged.</p> <p>Garage and basement doors should be designed to avoid visually dominating the street elevation.</p>	<p>Vehicle access and storage structures will be designed to minimise visual intrusiveness, support safety, provide space for landscaping, and avoid the loss of on-street car parking spaces.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>

**Diagram 1 – Table 1 Design Requirements Illustrated on Standard Lot (approximately 700m<sup>2</sup>)**



**Diagram 2 – Table 1 Design Requirements Illustrated on a Larger Lot (Greater than 700m<sup>2</sup>)**

