

25/09/2014
C76**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

BIRREGURRA PREFERRED CHARACTER AREA A (MAIN STREET)**1.0 Design objectives**25/09/2014
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- To encourage development that is respectful of the scale, form, siting and setbacks of nearby buildings and that responds to the historic character of the streetscape.
- To restrict multi-dwelling development to circumstances where the existing dwelling fronting Main Street is retained and any new dwellings are concealed to the rear (except vacant lots).
- To encourage low-rise single-storey buildings.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings.

2.0 Buildings and works25/09/2014
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A permit is not required to construct or extend one dwelling on a lot that meets the design standards of Table 1.

A permit is required to construct more than one dwelling on a lot.

A permit is not required to construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres, the maximum building height is not more than 3 metres above ground level and the outbuilding is located no closer to the street frontage than the existing dwelling.

A permit is required to construct a fence that does not meet the design standards of Table 1.

Requirements

An application to construct more than one dwelling on a lot should demonstrate that the site layout would enable future subdivision in accordance with the subdivision requirements of Clause 3.0.

3.0 Subdivision requirements25/09/2014
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The minimum lot size is 1,000 square metres.

The minimum lot size requirement may be varied with a permit where:

- The minimum lot size is reduced by a maximum of 10% to allow for specific design constraints.
- The minimum lot size is reduced to not less than 500 square metres to create a lot for an existing dwelling or a dwelling approved under this scheme.

In the event a permit allows the creation of such sized lots, conditions will be imposed to prevent further subdivision of the lots and to ensure that the development is carried out solely in accordance with the endorsed plans unless otherwise approved by the Responsible Authority.

4.0 Application requirements

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An application must include a report that demonstrates how the proposal meets the objectives and requirements of this schedule.

5.0 Decision guidelines

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

- Whether the development achieves the design objectives and standards listed in this schedule.
- The interface with adjoining zones.

Table 1 to Schedule 11 Design Standards

Design Element	Design Standards	
	Single dwellings, outbuildings etc.	Multi-dwelling development
Street setback (minimum)	Standard A3 or 3m, whichever is the greater	Standard B6 or 3m, whichever is the greater
Side setback (minimum)	1.5m (garages to boundary permitted on one side)	1.5m (garages to boundary permitted on one side only)
Rear setback (minimum)	15m	5m
Site coverage (maximum)	30%	40%
Permeability (minimum)	50%	40%
Building height (maximum)	5.5m and single storey	5.5m and single storey
Front fence	Maximum 1.2m high and minimum 50% permeability	Maximum 1.2m high and minimum 50% permeability
Side/rear fencing	Maximum 1.8m high with a tapered side fence towards the street	Maximum 1.8m high with a tapered side fence towards the street

6.0 Reference documents

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Birregurra Neighbourhood Character Study 2012

Birregurra Structure Plan 2013