

25/09/2014
C76**SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

BIRREGURRA PREFERRED CHARACTER AREA B (NORTH EAST)**1.0**25/09/2014
C76**Design objectives**

- To encourage sensitively designed and sited responsive medium density residential development within walking distance of Main Street (i.e. 400 metres).
- To reduce building bulk and the visual impact on the streetscape.
- To promote flexibility in material use, whilst also encouraging the use of lightweight materials such as timber cladding.
- To discourage straight driveways and reduce driveway length to increase the permeable areas available for landscaping.
- 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.
- To encourage a more open streetscape presentation with mid-rise canopy trees interspersed with low-rise shrubs and ground cover.

2.025/09/2014
C76**Buildings and works**

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.

3.025/09/2014
C76**Subdivision requirements**

The minimum lot size is 700 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.
- Whether the first floor of double storey dwellings are recessed from the ground floor on all sides, or incorporated into the roof space where possible.

Table 1 to Schedule 12 Design Standards

Design Element	Design Standards	
	Single dwellings, outbuildings etc.	Multi-dwelling development
Street setback (minimum)	Standard A3 or 6m, whichever is the greater	Standard B6 or 6m, 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)	10m	5m (also to internal boundaries)
Site coverage (maximum)	40%	50%
Permeability (minimum)	40%	30%
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

6.0 Reference documents

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Birregurra Neighbourhood Character Study 2012

Birregurra Structure Plan 2013