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## **SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO15**.

### **BIRREGURRA COMMERCIAL AREA**

#### **1.0**

#### **Design objectives**

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- To encourage new development that responds to the historic character of building stock, in particular through the use of appropriate materials.
- To ensure new buildings and/or extensions and alterations between Austin Street and Strachan Street employ a contextual design approach that integrates with surrounding buildings.
- To ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.
- To encourage low-rise single storey buildings.
- To encourage active street frontages to develop within the commercial core (between Roadknight Street/Austin Street to the west and Strachan Street to the east) over time.
- To restrict multi-dwelling development to circumstances where the purpose of the Commercial 1 Zone is not hindered, the existing dwelling fronting Main Street is retained and a new dwelling is concealed to the rear (except vacant lots).
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.
- To minimise the visual impact of signage, particularly free standing or above verandah signs.
- To ensure that new subdivision respects the character of the area.

#### **2.0**

#### **Buildings and works**

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

#### **Requirements**

Applications should meet the design requirements specified in Table 1 to this Schedule.

#### **3.0**

#### **Subdivision**

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A permit is required to subdivide land.

#### **4.0**

#### **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.
- Whether the subdivision meets the objectives of this schedule.

**Table 1 to Schedule 15 Design Standards**

<b>Design Element</b>	<b>Design Requirements</b>
<b>Street setback</b>	Zero setback
<b>Side setback</b>	Zero setback
<b>Rear setback (minimum)</b>	2m*
<b>Site coverage (maximum)</b>	80%
<b>Permeability (minimum)</b>	10%
<b>Building height (maximum)</b>	5.5m and single storey
<b>Front fence height</b>	Maximum 1.2m high and minimum 50% permeability
<b>Side/rear fencing</b>	Maximum 1.8m high with a tapered side fence towards the street

\*Commercial buildings fronting Main Street may provide a residential component fronting the street to the rear, with design guidelines corresponding from the adjoining precinct for that portion of the site.

## 5.0

### Reference documents

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*Birregurra Neighbourhood Character Study 2012*

*Birregurra Structure Plan 2013*