

21/02/2013
C54

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

WARRANDYTE ENVIRONMENTAL RESIDENTIAL AREA

1.0

21/02/2013
C54

Design objectives

To maintain and enhance the special bushland and low-density character of the Warrandyte township.

To ensure that development responds to the area's environmental characteristics, including topography, soils and vegetation, and is sympathetic to the existing built form and style.

To maintain the vegetation dominated vistas and bushland character.

To protect and enhance the pattern of vegetation, landscape quality and ecosystems.

To ensure that development recognises the existing infrastructure capacities and does not generate demand for extensive upgrades of infrastructure, including the standard of roads and drainage.

To maintain consistency, where present, of current front setbacks.

To ensure that development does not protrude above the prevailing height of the tree canopy.

To retain the predominance of single detached housing and discourage other forms of development.

To minimise earthworks.

To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly that which is indigenous to the area.

To reinforce the open streetscape character by having no, or low fencing allowing the continuity of landscape and views to front gardens.

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21/02/2013
C54

Buildings and works

Permit requirement

A permit is required to construct or carry out works for an outdoor domestic swimming pool or spa and associated mechanical and safety equipment associated with a dwelling.

A permit is required to construct a front fence.

Dwellings and Outdoor Swimming Pool

Each lot must not be developed with more than one dwelling. A permit cannot be granted to vary this requirement.

A permit is not required to construct a dwelling or a domestic swimming pool or spa and associated mechanical and safety equipment, provided:

- The dwelling is set back equal to or further from the frontage than any part of a dwelling on an adjoining lot with frontage to the same road.

- The dwelling is set back at least 1.8 metres from the side or rear boundary if the dwelling is not higher than 3.6 metres or at least 1.8 metres plus 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- The dwelling has an overall height of no greater than 8 metres above the natural surface level of the ground directly below that part.
- The site coverage of the dwelling does not exceed 25 percent when combined with the area of any existing buildings on the land.
- At least 50 percent of the site is a garden, lawn or other pervious open space. It must not contain a building, domestic swimming pool or spa and associated mechanical and safety equipment, pavement or other impervious surface.
- The external colour scheme and materials of the dwelling are non-reflective and are in muted tones.

A permit is not required to construct or carry out works associated with the construction of a dwelling or a domestic swimming pool or spa and associated mechanical and safety equipment provided:

- The works (excluding the actual cavity of a domestic swimming pool or spa) do not exceed 1 metre in height or depth above or below natural ground level.
- The import or export of excavated material to or from the land does not exceed 50 cubic metres.
- The area of the works does not exceed 100 square metres.
- No works are carried out over an easement.

Fences

A permit is not required to construct a front fence provided:

- the fence is a maximum of 1.2 metres in height; and
- the fence is at least 50 per cent transparent.

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Subdivision

Unless the averaging option is applied, each lot must be at least 1,000 square metres.

Averaging option

A permit may be granted to create lots of less than 1,000 square metres provided:

- The average area of all lots shown on the plan of subdivision is at least 1,000 square metres.
- Each lot is at least 750 square metres.
- No lot is more than 1,250 square metres.
- It can be demonstrated that a better environmental outcome will be achieved through the use of the averaging option than would have been achieved through the use of the 1,000 square metre minimum lot size.
- An overall development plan is prepared to the satisfaction of the responsible authority showing building envelopes, access, common property and subdivision details.
- The land does not contain a lot on a plan of subdivision approved by the Registrar of Titles created under an averaging option.

- The lot size and location of dwellings on abutting properties is considered.
- The use of space for access roads and driveways is minimised to maintain the unique character of the area and preserve as much vegetation as possible.
- The lots are connected to a reticulated sewerage system.
- An agreement under Section 173 of the Act is entered into which prohibits the further subdivision of lots created under this averaging option.

A permit cannot be granted to subdivide land which is not in accordance with the 1,000 square metre minimum lot size or averaging option requirements.

4.0

21/02/2013
C54

Application requirements

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- A site plan (drawn to scale) including:
 - A dimensioned building envelope with setbacks to all boundaries.
 - The setbacks of buildings and works to all boundaries.
 - The location, extent and species of vegetation on the site.
 - Accurate and detailed existing and proposed finished site levels.
 - The location, proposed gradient and finished level at the top and toe of all batters.
 - Cross sections to illustrate the extent of cut and fill.
 - Details of retaining walls including height, materials and if required, drainage.
 - The location, gradient and camber of driveways and any associated earthworks.
 - The location of any easements.
 - The location, depth and width of proposed underground services and trenches.