

21/02/2013
C54

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

DONVALE/DONCASTER EAST PINE TREE THEME AREA

1.0

21/02/2013
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Design objectives

To maintain and enhance the special pine-tree and low-density character of the Donvale/Doncaster East pine tree theme area.

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

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

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 retain backyards and perimeter areas of the sites as an opportunity for planting canopy trees.

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

To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly pine and cypress trees.

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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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

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 construct or carry out works associated with a dwelling or a domestic swimming pool or spa and associated mechanical and safety equipment provided the following conditions are met:

Siting

- The dwelling is setback equal to or further from the frontage than any part of a building on an adjoining lot with frontage to the same road.
- The dwelling is set back at least 1.8 metres from the side boundary if the dwelling is not higher than 3.6 metres or at least 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- The dwelling is setback at least 5 metres from the rear boundary, to enable the provision of canopy trees within the setback zone so that an appropriate landscaped transitional edge can be created.
- 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 surface. It must not contain a building, domestic swimming pool or spa and associated mechanical and safety equipment or other impervious surface.

Form

- The dwelling has an overall height no greater than 8 metres above the natural surface level of the ground directly below that part.
- The floor area of any second storey element of a dwelling (including balconies) does not exceed 75 percent of the ground floor area (including verandahs and balconies).
- Porticos and other design features are to be integrated with the overall design of the building and not include imposing design features such as double storey porticos.
- Any outbuilding has an area less than 50 square metres.
- The external colour scheme and materials of the dwelling are non-reflective and are in muted tones.

Car Parking and access

- Ensure that where garages and carports are located in the street elevation, they are setback a minimum of 1.0 metre from the front setback of a dwelling.
- Include only one vehicular crossover, except in circumstances where it is a corner site, or where the frontage exceeds 18 metres.

Fences

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

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

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Subdivision

Unless the averaging option is applied, each lot must be at least 2,000 square metres.

Averaging option

A permit may be granted to create lots of less than 2,000 square metres provided:

- The average area of all lots shown on the plan of subdivision is at least 2,000 square metres.
- Each lot is at least 1,500 square metres.
- No lot is more than 2,500 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 2,000 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 2,000 square metre minimum lot size or averaging option requirements.