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SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

DONVALE ENVIRONMENTAL RESIDENTIAL AREA

1.0 Design objectives

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To ensure that the trees, shrubs and vegetation communities and topography of the Hillcrest area, Donvale remain the prevailing elements of the existing neighbourhood character.

To design dwellings that are subservient to the landscape character of the area.

To retain a low site coverage, and generous areas of pervious surfaces to enable the retention of vegetation and the planting of additional vegetation.

To retain backyards and perimeter areas as an opportunity for retaining or planting additional canopy trees.

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

To provide spacing between dwellings to reinforce the pattern of development of the street.

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

To minimise earthworks.

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

2.0 Buildings and works

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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 12 metres, or equal to the setback of buildings on adjoining properties, whichever is greater.
- The dwelling is setback from a side boundary a minimum of 1.2 metres.
- The dwelling is setback at least of 5 metres from the rear boundary, for sites that back onto public open space, to enable the provision of canopy trees within the setback area.

- The site coverage of the dwelling does not exceed 35 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 of 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.
- 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 the dwelling.
- Include only one vehicular crossover, except in circumstances where it is a corner site, or where the frontage exceeds 18 metres.

Earthworks

- The works (excluding the actual cavity of the 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 height of 1.2 metres; and
- the fence is at least 50 percent transparent.

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Subdivision

Each lot must be at least 650 square metres.

This requirement does not apply to the subdivision of land containing more than one dwelling as at the approval date of this scheme or for which a planning permit for more than one dwelling has been issued prior to the approval date. Arrangements for water supply, sewerage and drainage must be to the satisfaction of the relevant authority.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements.