

13/12/2012
C78

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

FORMER LAMANNA NURSERY AREA

1.0

Design objectives

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

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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Dwellings and outdoor swimming pools

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

A permit is required to construct a dwelling or to construct or carry out works for an outdoor swimming pool associated with a dwelling unless the following conditions are met:

Siting

- The dwelling is setback at least 9 m from Ruby Street.
- The site coverage of the dwelling does not exceed 25 percent .
- At least 50 % of the site is a garden, lawn or other pervious 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).
- 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

- Garages and carports located in the Ruby Street elevation are setback a minimum of 1.0 metre from the front setback of a dwelling.
- There is only one vehicular crossover.

Fences

A permit is required to construct a fence along the Ruby Street frontage unless the following conditions are met:

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

3.0

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Subdivision

Each lot must be at least 2,000 square metres.

A permit cannot be granted to vary this requirement.