

16/05/2013
C97

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

NEIGHBOURHOOD CENTRES AND RURAL TOWNSHIP CONSOLIDATION AREAS

1.0

Design objectives

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To implement the objectives of the Shire of Yarra Ranges Housing Strategy 2009.

To increase residential density and to provide for a range of housing types within the identified consolidation areas of neighbourhood centres and rural townships.

To encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape.

To encourage higher built form on larger lots to protect the amenity of existing dwellings.

To ensure new development is well articulated and upper storey elements are not bulky or visually obtrusive.

To ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots.

To minimise the impact of driveways and parking areas in multi-unit developments.

To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

2.0

Buildings and works

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Permit requirements

A permit is not required to construct or extend one dwelling on a lot.

Any building or works should comply with the following requirements:

Building height

Maximum building height	Condition regarding minimum lot size
11 metres above natural ground level	1500m ² or greater
9 metres above natural ground level	Less than 1500m ²

Building form, siting and layout

- Setbacks from the street boundary should be no less than the lesser setback of the buildings on the adjoining allotments.
- Buildings are stepped down to provide a gradual transition to the scale of the adjoining residential area.
- The upper level of developments is recessed and articulated to reduce dominance of the upper level and impacts of overlooking and visual bulk.
- On sloping sites development follows the natural contours and steps down the site to minimise visual impact and reduce the need for excavation.

- Buildings are located and designed to retain major view lines from public viewing locations.
- Street frontages and open space provide sufficient room for the retention and planting of canopy trees.
- New developments retain or adapt older style buildings in the design of development proposals particularly where they can be retained facing the street and minimise impact on any adjoining buildings of significance.
- Developments adjoining public open space enhance surveillance of users of the public open space.
- New development are set back from watercourses to allow space for vegetation.

Driveways and car parking

- Developments should include only one cross over that avoids impacting on roadside vegetation.
- Garages and carports associated with new developments are not visually obtrusive when viewed from the front street and are located behind the line of the buildings.
- Larger developments integrate car parking requirements into the design of the development, encouraging the use of undercroft or basement parking.
- Driveways and car parking are designed to allow for vehicles to turn within the property and to exit the property in a forward manner.

Landscaping and front fencing

- Developments are sited and designed to retain existing trees where possible.
- Landscaping provides for at least two canopy trees (with a maturity height no less than 8 metres) in the front setback. On development sites with a width of more than 30 metres this is increased to at least three canopy trees.
- Landscaping includes a majority of local native and indigenous species.
- Front fences are low scale (below 1.2 metres in height) and be at least 75% transparent or generally reflect the typical fencing style of the street.
- Landscaping and boundary treatments create a strong connection between the public and private realms.

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Subdivision

Subdivision of land should meet the following requirements:

Preferred subdivision size

Consolidation Area	Minimum subdivision size (m2)
Mooroolbark	None specified
Kilsyth	None specified
Healesville	300
Yarra Junction	300
Mt Evelyn	400
Yarra Glen	400

References

Vision 2020 By Design: A built environment framework for Yarra Ranges

Yarra Ranges Housing Strategy 2009