

27/05/2019
C160mari

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

COLONIAL AMMUNITIONS ESTATE PRECINCT, MARIBYRNONG

1.0

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Design Objectives

To ensure development fits with the surrounding context.

To maintain the sense of spaciousness and garden setting of the precinct.

To encourage the continuation of the prevalent subdivision pattern with a predominance of low scale detached dwellings with pitched roofs, in a garden setting.

To maintain the consistent streetscape rhythm by ensuring appropriate side setbacks and with front setbacks of approximately 8 metres.

To ensure that fences are low scale and allow views into front gardens.

2.0

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Buildings and works

A permit is not required for:

- Single storey buildings and works to the rear and sides of existing dwellings (if located behind the front façade of the dwelling).
- Construction and extension of an outbuilding normal to a dwelling if located to the rear of an existing dwelling, or in the side setbacks behind the front façade of an existing dwelling.
- Construction of a front fence with a height of less than 1.2 metres.

A permit is required to:

- Construct a front fence with a height greater than 1.2 metres.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application Requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A neighbourhood and site description and design response which demonstrates how the proposed development achieves the design objectives.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which any building to be extended or otherwise modified, contributes to the design objectives.
- The extent to which the proposed building or works assists in reflecting and enhancing the character of the area.

MARIBYRNONG PLANNING SCHEME

- The extent to which the siting of the building/s reflects the established streetscape rhythm.
- The potential of the proposed building siting to incorporate space for the planting of substantial vegetation.
- The extent to which garages and car ports dominate the streetscape.
- The impact of buildings and extensions on the streetscape, and the respect shown for the predominant building height of the street and nearby properties, including the extent to which upper storeys are recessed behind the front façade.

7.0

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Background documents

- Maribyrnong Neighbourhood Character Review (February 2010).
- Maribyrnong Neighbourhood Character Guidelines (Garden Suburban 2).