

11/05/2017
C205**SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO19**.**BITTERN AND CRIB POINT TOWNSHIP RESIDENTIAL AREA****1.0**27/03/2014
C163(Part 2)**Design objectives**

- To promote the preferred future character of the township as a low density country town on the coast with a low profile built form where housing is set within the landscape and canopy trees are retained and re-established.
- To maintain the amenity of this area, which is associated with the relatively low intensity of residential development and traffic movement.
- To encourage forms of development that provide for housing diversity.
- To ensure the design of subdivision and housing is responsive to the environment, landform, site conditions and character of Crib Point's residential areas.
- To ensure sites are large enough to accommodate development and substantial areas of open space while considering any bushfire risk and retaining or planting new vegetation.
- To ensure that development densities are compatible with the environmental, infrastructure and service capacities of the area, including the capacity of local streets, drainage systems and sewerage systems.
- To ensure that the height, scale and siting of new development has proper regard for the established streetscape and development pattern
- To encourage building materials, forms, textures and colours that are compatible with the landscape setting.
- To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets and properties.
- To ensure that subdivision and development proposals have regard to heritage values.
- To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, streetscape and open space areas.
- To ensure that any subdivision and development incorporates adequate bushfire protection measures in areas at risk from bushfire.

2.011/05/2017
C205**Buildings and works****No permit required**

A permit is not required if the development is for the purpose of a single dwelling on a lot but only if all of the following conditions are met:

- The lot has a single crossover.
- Any building is set back from:
 - the frontage: the average setback of dwellings on adjoining lots or 7.5 metres (whichever is greater).
 - a side road boundary: 3 metres.
 - a Road Zone: 10 metres or more.
 - a Public Park and Recreation Zone or a Public Conservation and Resource Zone: 10 metres or more.

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- Any building has a single storey construction with a wall height of 5.5 metres or less and a building height of 6.5 metres or less.
- Total site coverage is 35% or less.
- No more than 40% of the lot is covered by buildings, swimming pools, driveways and other impervious surfaces.
- More than half of any external wall cladding consists of brick, masonry, timber, or simulated weatherboards.
- The external finish of any building is of a low reflectivity (less than 40% reflectivity) and cladding and trims are coloured in muted tones. This does not apply to any of the following:
 - Solar panels.
 - Roofing, if the pitch of the roof is 5 degrees or less and not overlooked from any adjoining building, land or road.
 - A building extension if the floor area is increased by 25% or less and the colour matches that of the existing building.
- Any earthworks have a vertical dimension of one metre or less.

Permit requirements

A permit is required to construct a fence. This does not apply to any of the following:

- A fence on a lot which contains an existing building if:
 - The fence has a height of 1.5 metres or less; or
 - The fence is located more than 3 metres from any road frontage.
- A post and wire fence with a height of 1.2 metres or less.

Requirements

An application should meet all of the requirements contained in Clause 54 or Clause 55 of this Scheme.

The Additional Requirements in Table 1 of this Schedule should also be met except where it has been demonstrated to the satisfaction of the responsible authority that compliance is unreasonable or unnecessary and no loss of amenity will result.

The Mandatory Requirements of Table 1 cannot be varied with a permit.

Table 1: Design and siting requirements

Standard	Modified Requirement
Neighbourhood character Standards A1/B1	<p>The design of new buildings should complement the general low profile built form of the area.</p> <p>The difference between finished ground level and natural ground level as a result of excavation and filling should be one metre or less and all earthworks must be properly battered or retained.</p> <p>A building containing more than one storey should not provide access to a roof area, deck, verandah or the like which has a level higher than the floor level of the upper storey.</p> <p>A relocated building or moveable structure should be either a dependant person's unit or a newly pre-fabricated building.</p> <p>Car parking areas should be provided on site and sited either adjacent to or behind a dwelling or residential building.</p>
Integration with street	There should be no more than one vehicular crossing per property.

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Standard	Modified Requirement	
Standard A2 Standard B5		
Minimum setback from streets and public land Standard A3	<p>The front setback should be not less than the average setback of dwellings on adjoining lots or 7.5 metres (whichever is greater),</p> <p>The setback from a Road Zone should be 10 metres or more.</p> <p>The setback from any side road boundary should be 3 metres or more.</p>	
Street setback Standard B6	<p>A building should be set back at least 10 metres from a Public Park and Recreation Zone or Public Conservation and Resource Zone.</p> <p>Sunblinds, verandahs, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating and cooling equipment or other services may encroach not more than 0.5 metres into the specified setback distances.</p>	
Building height Standards A4/B7	<p>A building should have a wall height of 5.5 metres or less and a building height of 6.5 metres or less.</p> <p>A building should not protrude above any mature tree canopy.</p>	<p>Mandatory Requirement</p> <p>A building must have a maximum building height of no more than 8 metres and must contain no more than 2 storeys above natural ground level. This does not apply to any of the following:</p> <ul style="list-style-type: none"> ▪ A place of assembly building ▪ A leisure and recreation building ▪ A utility installation building ▪ A hospital ▪ An education centre ▪ Alteration to or extension of a lawfully existing building if all of the following requirements are met: <ul style="list-style-type: none"> - The maximum building height of the existing building is not exceeded. - The external bulk of the existing building is not significantly increased. - The footprint of the upper storey, existing at the approval date is not increased by more than 10%.
Site coverage and permeability Standards A5/B8 Standards A6/B9	<p>The total building site coverage should be 35% or less.</p> <p>No more than 40% of a lot may be covered by buildings, swimming pools, driveways and other impervious surfaces except:</p> <ul style="list-style-type: none"> ▪ On lots with an area of less than 600 square metres that existed prior to 27 March 2014; or ▪ Where a lot is created to provide a separate title for a dwelling which existed before 27 March 2014 and the total impervious surface site coverage of the overall development on the parent lot does not exceed 40%. 	
Significant trees / Landscaping Standards A8/ 13	<p>Buildings and works should be sited and designed to:</p> <ul style="list-style-type: none"> ▪ Retain large, established native trees and understorey. ▪ Incorporate space for the planting of substantial vegetation (with footings located outside of the root zone). ▪ Have boundary setbacks and open space sufficient to enable: <ul style="list-style-type: none"> ▪ the retention of any significant existing vegetation. ▪ the planting of one substantial tree in both the front setback and in the backyard. <p>New dwellings should have a landscape plan that includes substantial native trees and shrubs consistent with the composition of vegetation in the area.</p>	
Private open space	<p>Private open space for one or more dwellings should be provided to meet all of the following requirements:</p>	

Standard	Modified Requirement
Standard A17 Standard B28	<ul style="list-style-type: none"> There should be at least 90 square metres of private open space per dwelling, which may include communal open space. Individual private open space for each dwelling should include one space with a minimum dimension of 5 metres.
Design detail Standard A19 Standard B31	<p>More than half of the external wall cladding of any dwelling should consist of brick, masonry, timber, simulated weatherboards or other materials approved by the responsible authority.</p> <p>All cladding and trim should be coloured and maintained in muted tones.</p> <p>The external finish of all buildings should have a reflectivity less than 40%. This requirement does not apply to:</p> <ul style="list-style-type: none"> Solar panels. Roofing but only if the pitch of the roof is 5 degrees or less and not overlooked from any adjoining building, land or road. The finish of a building extension if the floor area is increased by 25% or less and the colour matches that of the existing building.
Fence height Standards A20/B32	<p>Fencing along a street frontage should have a maximum height of 1.5 metres.</p> <p>Any fencing that is 3 metres or more from a road should have a height of less than 1.8 metres.</p>
Number of dwellings	<p>No more than one dwelling for every 650sqm of site area, excluding a dependant person's unit, may be constructed on a lot of less than 1,950sqm.</p> <p>No more than one dwelling for every 550sqm of site area, excluding a dependent person's unit, may be constructed on a lot of more than 1,950sqm in area.</p>

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Subdivision

The average area of all lots within a subdivision should be no less than 650 square metres. The calculation of average lot area should:

- exclude land that is capable of further subdivision, and
- include land set aside as common property or land that is to be transferred to Council for public open space and recreation, over and above that which may be required under Section 18 of the Subdivision Act 1988, and
- each lot must be able to contain a rectangle with minimum dimensions of 18m x 25m.

These requirements cannot be varied with a permit except where:

- Two or more dwellings lawfully exist and the purpose of the subdivision is to create a separate lot for each of those dwellings.
- The subdivision is proposed in conjunction with an application for two or more dwellings on a lot with an area of more than 1,950sqm, and the subdivision will create a separate lot for each of these dwellings.
- The subdivision is in compliance with a restructure plan under Clause 45.05.
- The subdivision is in compliance with a development plan under Clause 43.04.
- The subdivision realigns the boundary between existing lots, provided no additional lot or additional subdivision potential is created.

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Decision guidelines

Before deciding on an application the responsible authority must consider as appropriate:

- The effect of the preferred character for Crib Point and Bittern.

- Whether any loss of amenity will result from a variation to the general requirements of this schedule.
- Whether it would be impractical to apply a general requirement to a lot with an area of less than 650sqm.
- Whether adequate fire protection measures are proposed, particularly where the Bushfire Management Overlay applies.

5.0

15/01/2015
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Transitional provisions

The requirements of the planning scheme as in force immediately before the approval date of Amendment C163 Part 2 continue to apply to a permit application made before 27 March 2014.