

26/11/2009
C61**SCHEDULE 6 TO THE DESIGN & DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DD06**.

WHITE BOX RISE RESIDENTIAL DESIGN AND CHARACTER**1.0**26/11/2009
C61**Design Objectives**

- To ensure that the design of dwellings enhances the level of amenity, safety, surveillance and activity of the street and urban park and laneway network of White Box Rise Estate.
- To reduce the visual dominance of garages in the street frontage and to ensure they are treated and sited in a manner that allows the residence to be the principal focus of the street frontage.
- To encourage the development of two storey dwellings in key locations, including locations overlooking parkland and to encourage the use of balconies and verandas on these buildings to increase the surveillance of parkland and laneways.
- To ensure that dwellings on corner lots are designed with a corner facade and fencing that addresses both streets;
- To encourage front fences, and to ensure that front fences are provided in a manner that positively contributes to the streetscape and sense of community within the Estate;
- To ensure development adjacent to laneways supports the safe, attractive and efficient functioning of laneways throughout the estate, and to facilitate the provision of sufficient and well-designed studio units above garages.

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C61**Buildings and works**

No permit is required for any buildings and works deemed to comply by the responsible authority with the following provisions:

House siting and design features

- Front verandas or balconies are encouraged on all dwellings on lots fronting parks throughout the Estate. They may project forward of the front set back line, to a minimum of 2m from the frontage, or as otherwise shown on the approved building envelope;
- All dwellings on corner lots are to be designed as corner dwellings, with front facades with similar detailing facing both streets.

Siting and design of garages

- Garages must be located a minimum of 5 metres back from the street frontage and must be located a minimum of 480mm behind the adjacent front wall of the dwelling and located under the primary roof line of the dwelling.
- Where located at the front of a lot the garage must occupy less than 50% of the lot frontage.
- Garages on corner lots must be located at the rear of the building, serviced by either a laneway or side road.
- All lots that have a side or rear boundary to a laneway must have the garage accessed from the lane or side street.
- Driveways are no wider than 4m at the front property boundary. Decorative driveway materials are not to be used outside the lot boundary.

Fencing

- Front fences are limited to a maximum height of 1.2 metres, with no more than 20% of the length higher than 1m, and must be constructed from either timber pickets, woven wire with timber posts and capping, or rendered masonry, or as specified in design guidelines approved in writing by the responsible authority;
- On corner lots any front fence must extend at least 10 metres along the side street;
- Design and materials used for high side fences on corner lots must be detailed or decorated (e.g. tall pickets or expressed posts and capping).
- Fences on rear lanes must be a minimum of 1.8 metres high. The exterior of any fence or gate abutting a laneway must not contain any horizontal members, gaps or open structures;

Laneways and Studio Units

- Garages, carports, fences and outbuilding walls abutting rear lanes are to be built on or within 300mm of the rear property boundary;
- Studio apartments over garages comply with the following:
 - Studios on lane ends at street corners must be designed either for independent occupation or as a habitable room and may include bathroom, kitchenette and must be provided with its own entry from the laneway or street;
 - Studios must have at least one habitable room window overlooking the lane, and if on a corner, another habitable room window facing the street or other lane;
 - Studios may be built to the rear property boundary and abutting side property boundary/ies to a maximum wall height of 5.8m, for a maximum length of 7m along any boundary with an adjacent lot unless otherwise provided on an approved building envelope. Eaves may project up to 500mm over the lane;
 - Balconies overlooking the lane or street corner are encouraged. Balconies may project out over the lane up to 500mm provided they are a minimum height of 2.5m above finished lane level, and have reflectors mounted on the ends.

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26/11/2009
C61

Exemption from Notice and Appeal

Buildings and works are exempt from the notice requirements of Section 52 (1) (a) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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26/11/2009
C61

Decision Guidelines

Applications for approval of a development are required to demonstrate how the proposed development complies with the objectives of this Overlay and the White Box Rise Design Guidelines.