

01/10/2015  
C71

## **SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

### **DAREBIN PARKLANDS AND ROCKBEARE PARK ENVIRONS**

#### **1.0**

19/01/2006  
VC37

#### **Design objectives**

To ensure that buildings and works are appropriately sited to minimise the impact on adjoining parkland.

To ensure that the design of buildings, including form, bulk, choice of materials and colours, minimises the visual impact on adjoining parkland.

To ensure that structures do not impose on the landscape and they are coherent and compatible with the character of the site.

To minimise the physical alteration of natural slopes and the landscape generally.

To ensure a high standard of design in any new building and to ensure that any new building respects its neighbouring natural and built environment.

#### **2.0**

08/10/2009  
C61

#### **Buildings and works**

A permit is not required to construct a building or to construct or carry out works if:

- The floor area of the building does not exceed 170m<sup>2</sup> or increase the floor area of an existing building by more than 50%; and
- The total area of the works does not exceed 170m<sup>2</sup>; and
- Any part of the building or works is no more than 6 metres above the natural surface of the ground directly below that part; and
- The building or works are located within 40 metres from the street frontage of the property.

A permit is required to construct an outdoor swimming pool associated with a dwelling.

#### **3.0**

08/10/2009  
C61

#### **Decision guidelines**

Before deciding on any application to construct a building, to construct or carry out works, or for a subdivision, the responsible authority must consider:

- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the vista from the Darebin Creek.
- Whether there is adequate vegetation (proposed or existing) to provide visual screening of the buildings and works.
- Whether the building design is in keeping with the character of the area.

#### **4.0**

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#### **Reference documents**

*Darebin Parklands and Rockbeare Park Environs Development Guidelines 1996*