

19/01/2006  
VC37

## SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

### WILLSMERE DESIGN AND DEVELOPMENT AREA

#### 1.0

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#### Design objectives

- To ensure that the development of the land is compatible with the existing character and landscape of the area, the adjacent Willsmere Heritage Overlay area and Yarra Bend Park.
- To encourage standards of construction that enhance the special landscape significance of the area, the adjacent Willsmere Heritage Overlay area and Yarra Bend Park.
- To encourage the planting of native trees and shrubs particularly those indigenous to the area.
- To ensure all landscaping works extend the eucalypt dominated woodland of Yarra Bend Park to link with groupings of remnant indigenous vegetation.

#### 2.0

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#### Buildings and works

Buildings and works must be constructed in accordance with the following requirements:

- The density for a multi-dwelling development must not exceed 25 dwellings per hectare.
- A minimum of 60 percent of all dwellings within Areas B and C shown on Map 1 to this Schedule must be detached houses or dual occupancy.
- All low voltage electricity supply mains and all telephone lines must be located underground unless otherwise agreed by the responsible authority.
- On detached house lots, at least 50 percent of the area between the dwelling and road boundary must be free of paving to allow for lawns and other planting. On the balance of the site, there must be sufficient area free of buildings, paving, pools and tennis courts to enable a garden environment to be created.
- In Areas A and B shown on Map 1 to this Schedule, multi-dwelling development must not comprise simple rectangular buildings with identical or substantially identical units.
- Buildings in Areas A and B shown on Map 1 to this Schedule must not exceed two storeys.
- An external wall must not exceed 6 metres above ground level.
- A roof on any two storey section of building must have a pitch greater than 20 degrees.
- Buildings in Area C shown on Map 1 to this Schedule must not exceed three storeys. An external wall must not exceed 9 metres. A roof on any two storey section of building must have a pitch greater than 20 degrees.
- A building, including a tennis court and swimming pool, in Areas A and B shown on Map 1 to this Schedule must not be constructed within 4 metres of the property boundary adjacent to Yarra Bend Park.
- Ridge lines of buildings must be generally parallel with site contours on land with an average slope greater than 1 in 10.

- Carports, garages and outbuildings must be built in the style and materials of the house.
- Swimming pools must be designed so that supporting structural members and intervening spaces are enclosed.
- A retaining wall must not be higher than 2 metres above ground level.
- All retaining walls higher than one metre must be set back from any adjacent boundary a distance at least equal to the height of the wall.
- A planting strip of at least 1.5 metres width must separate parallel retaining walls and be appropriately planted.
- Materials of buildings in Areas A and B shown on Map 1 to this Schedule must reflect the colour and texture of the parkland setting. Selection of materials must take account of colour, texture, weathering characteristics and the form of the building. Reflective materials must not be used.
- Building roofs in Area A shown on Map 1 to this Schedule must be of a dark colour. Suitable building materials for walls include:
  - Brick - grey, tan, light brown; bagged and painted, muted grey, green or beige.
  - Timber - stained or painted in muted grey, green, brown or beige; cedar untreated.
  - Stone.
  - Glass - clear, grey.
 Suitable building materials for roofs include:
  - Colorbond - bronze, olive, beige, light brown.
  - Cedar.
  - Terracotta tiles.
  - Slate tiles.
- Timber used for trim must be unpainted, or painted or stained in muted grey, green, brown or beige.
- Other building materials may be used if it can be shown that they have the same effect as those listed above.
- Materials of buildings and colours of materials in Area B shown on Map 1 to this Schedule must be appropriate to a setting in the foreground of views towards the historic hospital building. A reflective material must not be used.
- A 2 metre wide landscaped strip must be provided between any tennis court and an adjacent property boundary.
- No part of any tennis court surface within 4 metres of an adjacent residential lot may be more than one metre above ground level.
- Any permanent fencing and gates on the boundary between Areas A and B shown on Map 1 to this Schedule and Yarra Bend Park must be black plastic coated chain mesh to a maximum height of 1.8 metres. A gate must not be more than 1m wide.
- Any section of the boundary between Areas A and B shown on Map 1 to this Schedule and Yarra Bend Park adjacent to any works or development must be fenced with temporary mesh fencing or black plastic coated chain mesh fencing for the construction period.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

**3.0**

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**Subdivision**

A plan showing details of the proposed subdivision must be prepared to the satisfaction of the responsible authority.

In deciding whether the plan is satisfactory, the responsible authority must consider whether adequate arrangements have been made for the provision of a noise attenuation mound along the northern boundary of Areas B and C shown on Map 1 to this Schedule.

**4.0**

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**Decision guidelines**

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

- Whether the area is provided and maintained with a predominance of detached housing.
- Whether the land is developed in a way that minimises any detrimental impact on the existing character of the area.
- Whether buildings and works are set back reasonable distances from property boundaries to provide for present and future planting and landscaping.
- Whether the height of buildings is controlled to ensure that they retain an inconspicuous profile and do not dominate the landscape.
- Whether the density of development in the area is controlled to ensure that a reasonable part of the land is available for tree planting, landscaping and outdoor open space uses.

Map 1

