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C76**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO14**.

BIRREGURRA PREFERRED CHARACTER AREA D (SOUTH)**1.0 Design objectives**25/09/2014
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- To encourage sensitively designed subdivisions that provide larger allotments and to retain a low density character.
- To discourage multi-dwelling development proposals.
- To encourage subdivision of land that allows for detached dwellings on an allotment with street frontage.
- To require dwellings to address site slope, with stepped building forms.
- To reduce building bulk and the visual impact on the streetscape.
- To encourage the use of robust but lightweight materials, such as timber, that will endure over time, whilst discouraging more urban materials.
- To encourage dwellings to be set back sufficient distance from all boundaries to provide the opportunity for native canopy trees.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings.
- To discourage front fencing, particularly high, solid front fences which 'harden' the streetscape and lead to a reduction in residential and visual amenity.

2.0 Buildings and works25/09/2014
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A permit is not required to construct or extend one dwelling on a lot that meets the design standards of Table 1.

A permit is required to construct more than one dwelling on a lot.

A permit is not required to construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres, the maximum building height is not more than 3 metres above ground level and the outbuilding is located no closer to the street frontage than the existing dwelling.

A permit is required to construct a fence that does not meet the design standards of Table 1.

Requirements

An application to construct more than one dwelling on a lot should demonstrate that the site layout would enable future subdivision in accordance with the subdivision requirements of Clause 3.0.

3.0 Subdivision requirements25/09/2014
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The minimum lot size is 1,000 square metres.

The minimum lot size requirement may be varied with a permit where:

- The minimum lot size is reduced by a maximum of 10% to allow for specific design constraints.

4.0 Application requirements

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An application must include a report that demonstrates how the proposal meets the objectives and requirements of this schedule.

5.0 Decision guidelines

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

- Whether the development achieves the design objectives and standards listed in this schedule.
- The interface with adjoining zones.
- Whether the first floor of double storey dwellings are recessed from the ground floor on all sides, or incorporated into the roof space where possible.

Table 1 to Schedule 14 Design Standards

Design Element	Design Standards
Street setback (minimum)	Standard A3/B6 or 9m, whichever is the greater
Side setback (minimum)	3m
Rear setback (minimum)	15m
Site coverage (maximum)	30%
Permeability (minimum)	50%
Building height (maximum)	5.5m and single storey
Front fence	No front fence
Side/rear fencing	Maximum 1.8 m height and any fence forward of the existing building line to be constructed of post and wire.

6.0 Reference documents

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Birregurra Neighbourhood Character Study 2012

Birregurra Structure Plan 2013