

17/10/2013
C77**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

FRANKSTON SOUTH (EAST)-1**1.0**19/01/2006
VC37**Design objectives**

To maintain and enhance the low density treed character of Frankston South in recognition of its contribution to housing diversity and its landscape quality.

To ensure that development densities are consistent with the landscape character of the Frankston South area.

To ensure that new development responds to established and preferred landscape character and built form in terms of building height, scale and siting.

2.017/10/2013
C77**Buildings and works**

A permit is not required to construct or carry out buildings or works for:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- The development of public land by or on behalf of a public land manager.
- A single dwelling, dependent persons unit or ancillary outbuildings, provided the following are met:
 - Buildings are setback at least 7.5 metres from any road frontage.
 - Any building does not exceed 7 metres in height.
 - The total floor area of all outbuildings does not exceed 100 square metres.
 - There is only one dwelling on the lot or one dwelling and a dependent person's unit. This cannot be varied with a permit.

Any buildings or works must not exceed 9 metres in height unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

3.019/01/2006
VC37**Subdivision**

Any lot in a subdivision must be at least 1,000 square metres.

Smaller lots may be created if required for public use by a government department, public authority or Council.

These requirements cannot be varied with a permit.

4.029/01/2009
C24**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, erosion risk, drainage and the presence of remnant vegetation.
- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.

Before deciding on an application for development that exceeds 7 metres in height, the responsible authority must consider whether the additional height is justified due to the need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.