

04/05/2017  
C113**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO8****Sweetwater Creek Frankston South – Immediate Environs****1.0****Design objectives**16/01/2014  
C78

To maintain adequate space on a site to provide the opportunity for tree planting and landscaping to retain and enhance the character and environmental qualities of Sweetwater Creek and its environs.

To ensure that development is sensitive to the natural characteristics of Sweetwater Creek and its environs including slope, terrain and any existing vegetation.

To ensure that development and landscaping on lots with a direct abuttal to Sweetwater Creek is particularly sensitive to the creek and its environs, and is designed to minimise visual impact and bulk of buildings to enhance the natural characteristics of the creek and its environs.

To maintain adequate space on a site to allow for planting of vegetation and to aid in reducing stormwater runoff and minimise stormwater flows into Sweetwater Creek.

**2.0****Buildings and works**04/05/2017  
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A permit is not required to construct a building or construct or carry out works provided the following requirements are met:

- Buildings must be set back at least 7.5 metres from the road frontage or the average of the setback of dwellings on adjoining lots, whichever is lesser.
- Buildings, with the exception of a single storey carport, must be set back at least 2 metres from side and rear boundaries plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Construction of a carport may only occur to one side boundary of a site.
- Where a lot has a rear boundary abutting the Sweetwater Creek Reserve or Sweetwater Creek where no reserve exists, buildings and works must be set back at least 10 metres from the Sweetwater Creek Reserve or the rear property boundary where no reserve exists.
- Where a side boundary of a site adjoins Sweetwater Creek or Sweetwater Creek Reserve, all buildings and works must be set back a minimum of 3.0 metres from the Sweetwater Creek Reserve or Sweetwater Creek unless the minimum width of the block is greater than 25 metres in which case the side boundary setback must be a minimum of 5 metres.
- Sunblinds, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into these setbacks.
- Side and rear setbacks to Sweetwater Creek or Sweetwater Creek Reserve should predominantly be used for tree and understorey planting.
- Any building does not exceed 8.0 metres in height or up to 9 metres where the slope of the land exceeds 2.5 degrees.
- The area covered by buildings must not exceed 40% of the site.

- Fences adjoining Sweetwater Creek or Sweetwater Creek Reserve must be constructed of non-combustible material and have a light weight and visually open appearance to the satisfaction of the Responsible Authority.

A permit is required for a domestic swimming pool that does not meet the above requirements.

### 3.0

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#### **Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The visual impact of buildings and works when viewed from the creek or creek reserve.
- The impact of buildings and works on the landscape character of the area.
- The impact of buildings and works on stormwater flows.
- Whether compliance with the requirements of this schedule is achievable having regards to the size, shape, orientation and topography of the site.
- Whether a building design reflects the slope of the land in terms of stepping down the site.
- The external materials, colours and finishes of the proposed buildings and works.
- The effect of buildings and works on the neighbourhood character of the area.
- The adequacy of proposed landscaping in meeting the design objectives of this schedule.