

## SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

### **219 – 221 EAST BOUNDARY RD EAST BENTLEIGH - CYCLONE MELWIRE ESTATE**

#### **1.0**

07/12/2007  
C52

#### **Design objectives**

- To allow for higher density and higher scale development, which differs from the form of development in the minimal change area, on that part of the site immediately adjacent to neighbouring industrially zoned land.
- To provide visual and acoustic protection from activities on abutting industrially zoned land through the built form of residential development.
- To ensure that the design of new buildings on that part of the site immediately adjacent to neighbouring industrially zoned land is sympathetic to the form of development in surrounding residential areas.

#### **2.0**

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#### **Buildings and works**

- On that part of the site immediately adjacent to neighbouring industrially zoned land, a permit is not required to construct a building or carry out works provided the following design requirements are met:
  - Front setback: 4.5 metres for lots which abut western boundary of industrially zoned land.
  - Building height: May be higher than the surrounding development in order to respond to the special circumstances of the site abutting industrially zoned land and removed from existing development.
  - Site coverage: May exceed 50%.
  - Open space: An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room or a balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room or a roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
  - Fences: Front maximum height 1.5 metres of open design with 60% transparency unless fence to secluded private open space.
  - Materials: Brick, concrete, masonry or other rendered material for at least 60% of all external walls (not including doors windows and garage doors).
  - Roof materials must be tile or colourbond where the roof is visible from public areas and roads.
  - Vehicle crossover: One vehicular crossover per lot.
  - Garage on frontage: Must not exceed 40% of the width of the site frontage or 6 metres whichever is the lesser.

A permit can be issued to vary these requirements.

- On that part of the site which is not immediately adjacent to neighbouring industrially zoned land, a permit is not required to construct a building or construct or carry out works provided the following design requirements are met:
- Front setback: 4.5 metres.
- Side setback: In accordance with Clause 54.04-1 and Clause 54.04-2.
- Rear Setback: Ground and first floor levels – 3 metres, except where the lot adjoins land not covered by the Design and Development Overlay, the setback should be 4 metres.
- Sideage setback: 2.0 metres excluding garage on corner lots where it may be constructed to the boundary.
- Building Height: A maximum of two storeys (not including basement and attic).
- Site Coverage: On a lot less than 500 square metres – maximum 60%.
- On a lot greater than 500 square metres – maximum 50%.
- Permeability: At least 20% of the site should not be covered by impervious surfaces.
- Open Space: An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres, a minimum dimension of 4 metres and convenient access from a living room.
- Roof Form: Pitched with the angle of pitch being a minimum of 20 degrees.
- Fences: Front maximum height 1.5 metres of open design with 60% transparency.
- Side fence to rise in height to a maximum 1.8 metres at the dwelling setback line.
- Materials: Brick, concrete, masonry or other rendered material for at least 60% of all external walls (not including doors windows and garage doors).
- Roof materials must be tile or colourbond where the roof is visible from public areas and roads.
- Vehicle crossover: One vehicular crossover per lot.
- Garages: Must be recessed at least 1.0 metre behind the front of the dwelling.
- Must not exceed 50% of the width of the site frontage or 6 metres whichever is the lesser.

A permit can be issued to vary these requirements.

### **3.0 Subdivision**

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A permit is not required to subdivide land.

### **4.0 Information to be submitted with a Planning Application**

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An application must be accompanied by a neighbourhood and site description and design response which demonstrates how the proposed building and works achieve the design objectives.

### **5.0 Decision guidelines**

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

- The neighbourhood and site description.
- The design response.

- The effect of the building setback and height on the adjoining land and within the immediate neighbourhood.
- The practicality of achieving the setback requirements due to the size and shape of the site, including corner sites.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level, staggered and articulated building forms and a variation in materials and colours in the building design.