

28/03/2013  
C110

## **SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**

### **DANDENONG FOOTHILLS – FORMER FERNTREE GULLY QUARRY**

#### **1.0**

#### **Design objectives**

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- To ensure that development has regard to the established neighbourhood streetscape and development pattern in terms of building height, scale and siting.
- To ensure that site areas are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.
- To minimise the extent of earthworks and encourage development that follows topography and integrates with the landscape features of the area.
- To minimise site coverage by buildings and impervious surfaces, and avoid an increase in the site coverage of buildings unless it can be demonstrated that the proposal will protect environmental values and minimise the visual dominance of development.
- To ensure the visual dominance of vegetation and avoid development that protrudes above the existing and future tree canopy.
- To protect near and distant viewlines by ensuring that no individual building dominates the streetscape and avoiding visual intrusion due to development on sloping or hilly terrain.
- To protect and enhance native flora and fauna habitat, including encouraging removal of environmental weeds, avoiding introduction of further environmental weeds and strengthening and creating wildlife corridors.
- To encourage use of best practice stormwater management and water sensitive urban design techniques to reduce impacts on surface and ground waters.

#### **2.0**

#### **Buildings and works**

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The following requirements apply:

##### **Maximum building height**

The maximum building height of a building must be no more than 7.5 metres.

It must be demonstrated that:

- Visual bulk of the building is minimised.
- The building will fit below the future tree canopy.
- The building design and layout has followed the contours.

Building height is the vertical distance between the natural ground level and the highest point on the building, with the exception of architectural features and building services.

This requirement cannot be varied with a permit.

##### **Fences**

No fence is to be constructed forward of a dwelling.

This requirement cannot be varied with a permit.

##### **Number of dwellings**

No more than one dwelling, excluding a single dependent person's unit, may be constructed on a lot.

This requirement cannot be varied with a permit.

### **Site coverage**

The maximum site area covered by buildings must not exceed 40%. The maximum site area covered by buildings and impervious surfaces must not exceed 60%.

These requirements cannot be varied with a permit.

### **Slope**

For lots with slopes greater than 20%, it must be demonstrated that:

- Development follows the contours.
- Building height and bulk are minimised.
- Excavation and filling are minimised.
- No individual building or structure dominates the landscape.
- Visual dominance of vegetation is ensured.

### **Vegetation and landscaping**

A landscape plan showing existing vegetation with associated tree protection areas, vegetation proposed to be removed and the location and type of planting proposed must be submitted with any application.

A minimum of 80% of all new vegetation (both canopy trees and understorey) must be indigenous species.

All indigenous vegetation is to be of known local provenance.

Planting should be undertaken to the satisfaction of the responsible authority to screen buildings from the street and surrounding properties.

For lots that are less than 800 square metres, a minimum of five indigenous canopy trees should be planted or retained upon each lot with at least two of these being located to the rear of the dwelling and one to the front.

For lots that are 800 square metres or greater, a minimum of eight indigenous canopy trees should be planted or retained upon each lot with at least three of these being located to the rear of the dwelling and one to the front.

Canopy trees may be planted in clusters with overlapping root areas.

A minimum of 250 mm of on site topsoil or approved Australian Standard topsoil must be incorporated in all garden areas to assist vegetation growth. Topsoil must not be spread within the drip line of trees to be retained or the natural surface level altered around trees to be retained.

A tree protection area must be provided for existing trees by an arborist and to the satisfaction of the responsible authority. Buildings and works, including paving, cabling and installation of services, should not occur in this area, unless it is demonstrated that there is no adverse affect on the long-term retention and health of the tree.

### **Finishes**

The external surfaces, including roofs of all buildings, but excluding solar panels, must be treated with non-reflective materials coloured and maintained in muted tones of green, brown, beige or other colours approved by the responsible authority to reduce the visual impact of the development on the surrounding area and views of the Dandenongs and their foothills.

### **Sewerage**

Reticulated sewerage must be provided.

This requirement cannot be varied with a permit.

## Water

A water tank with a minimum capacity of 2000 litres must be provided for each dwelling for the collection of roof water.

Driveways should be of a porous nature.

### 3.0

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#### Subdivision

A permit cannot be granted to further subdivide the lots.

### 4.0

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#### Decision guidelines

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

- The scale, shape, bulk, design (including height and siting) and external finishes of any building or works and the impacts of these on the landscape qualities of the area.
- Whether the development follows the topography, avoids the need for earthworks and integrates with the landscape features of the area.
- Whether buildings have been set at relatively low-lying positions on their site and whether buildings have been dispersed to allow trees to be planted among them.
- Retaining existing canopy trees and keeping buildings below the predominant tree canopy height.
- Retaining existing canopy trees along the Butlers Road and Railway Road tree reserves and siting of driveways to maximise retention of trees.
- Whether adequate space has been provided on a lot for retention of canopy trees or the planting of new canopy trees.
- Minimising paved areas (roads, driveways, car parks, etc) and retention of vegetation and use of planting to screen buildings.
- Identification, protection and creation of habitat for native fauna, including the strengthening and creation of wildlife corridors.
- Requiring a minimum of 80% of all new vegetation (both canopy trees and understorey) to be indigenous species.
- Promoting the removal of noxious and environmental weeds and avoiding use of invasive exotics.
- Whether overlapping root areas for canopy trees planted in clusters restricts the growth and height of the trees to compromise the design objectives.
- Whether buildings and works, including power and communication cables inside tree protection areas of existing vegetation, are designed and constructed to provide for the long-term health and retention of existing vegetation and proposed planting.
- Placing power, communications cables and other services underground.
- Minimising the visibility of public lighting and other infrastructure and ensuring light sources are hidden to control glare and light spill.
- The need to ensure that the design of development has adequate regard to fire risk and includes appropriate fire protection measures.
- The views of the relevant fire authority.
- Whether the development adopts appropriate water management techniques, including rainwater collection and landscape treatments, to reduce impacts on surface and ground waters, slow rates of run-off and protect water quality.
- Whether any loss of amenity will result from a variation to a requirement of this schedule.