

24/05/2012
C92

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

RESIDENTIAL AREAS WITHIN THE PINES ACTIVITY CENTRE

1.0 Design objectives

24/05/2012
C92

- To increase residential densities and provide a range of housing types around The Pines Activity Centre.
- To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.
- To encourage apartment style developments on larger lots which address the street frontage.
- To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive.
- To implement the building form of The Pines Activity Centre Structure Plan 2011.
- To encourage spacing between developments to minimise a continuous building line when viewed from a street.
- To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.
- To ensure overlooking into adjoining properties is minimised.
- To ensure the design of carports and garages complement the design of the associated building.
- To ensure the design of basement car parks complement the design of the building, minimises unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.
- To provide built form and landscape outcomes that provide for a transition between the subject site and abutting residential properties.

2.0 Buildings and works

24/05/2012
C92

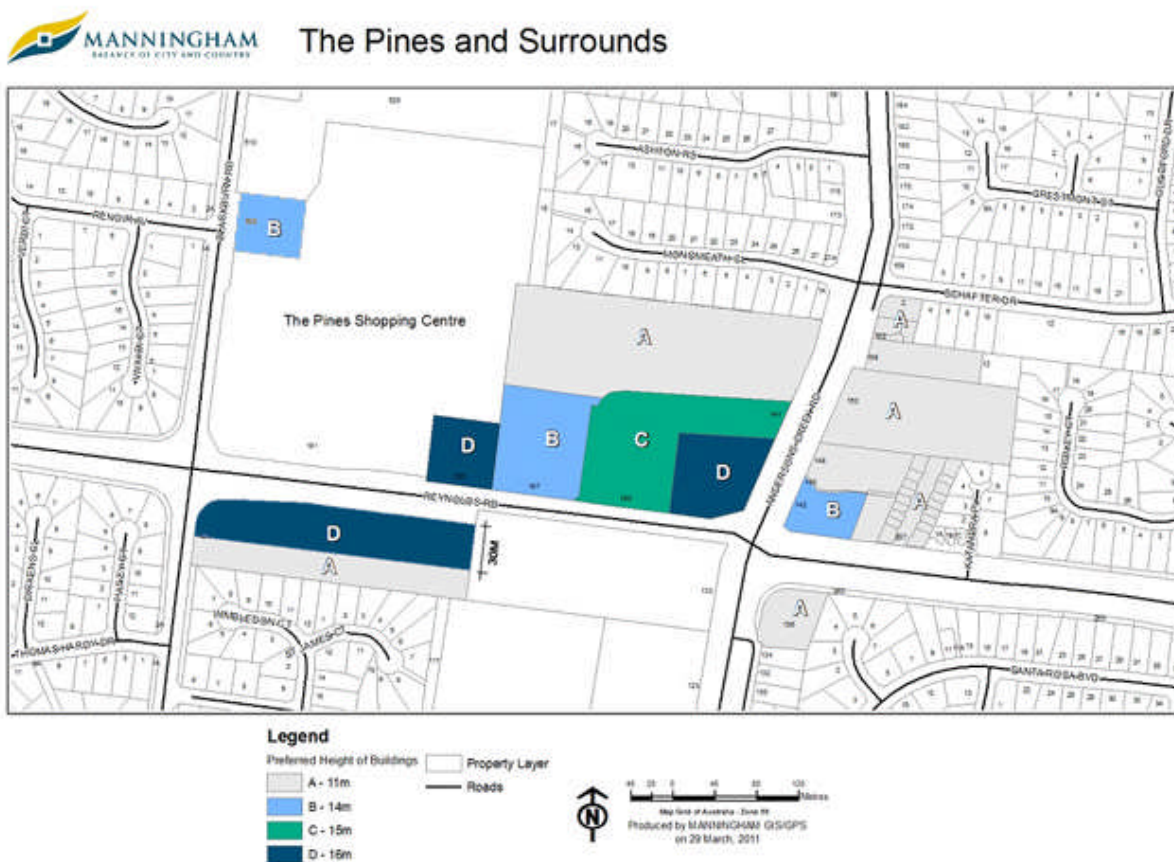
Permit requirement

A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.

Building Height

Development should comply with the preferred heights identified in Map 1.

Map 1 – The Pines Activity Centre Design and Development Sub– Precincts



Form

Development must:

- Provide visual interest through articulation, glazing and variation in materials and textures.
- Minimise buildings on boundaries to create spacing between developments.
- Where appropriate, ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.
- Ensure that upper levels of a building provide adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
- Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.
- Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation.
- Be designed to minimise overlooking and avoid the excessive application of screen devices.
- Seek design solutions which respect the principal of equitable access at the main entry of any building for people of all mobilities.
- Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.
- Ensure basement car parks are not visually obtrusive when viewed from the front of the site.
- Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable effective screen planting, including canopy trees, in larger spaces.

Car parking and Access

Development must:

- Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to minimise the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
- Ensure the setback of the basement car park does not extend beyond the built form of the upper levels of the building in the front and rear setback.
- Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling.
- Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.

Landscaping

Development must:

- On sites where a three or more storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.
- On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity.
- Provide opportunities for planting along side boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.

Fencing

A front fence must be at least 50 per cent transparent.

On sites that front Blackburn Road, Andersons Creek Road and Reynolds Road, a fence must:

- not exceed a maximum height of 1.8m
- be setback a minimum of 1.0m from the front title boundary

and a continuous landscaping treatment within the 1.0m setback must be provided.