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SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**

MULLUM VALLEY ESTATE

1.0

Design objectives

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To establish and maintain an environmental residential character which acknowledges and responds to the landscape, topographic and environmental characteristics of the area.

To promote single detached housing in the area and discourage other forms of development.

To minimise the visual impact of development through the selection of appropriate finishes and colours to complement the landscape character.

To ensure that land retains areas of pervious surfaces and low site coverage to enable retention and establishment of vegetation, particularly that which is indigenous to the area.

To ensure that lots 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 visual and environmental impacts of earthworks.

To ensure that the development of the land appropriately addresses the Mullum Mullum Creek Corridor and adjacent open space areas and maintains the values of the creek environs.

To ensure that the development of land is based on ecologically sustainable design principles.

2.0

Buildings and works

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Permit requirement

A permit is required to construct a dwelling.

A permit is required to construct or carry out works for an outdoor swimming pool associated with a dwelling.

A permit is required to construct a front fence unless:

- the fence is a maximum height of 1.2 metres; and
- the fence is at least 50 per cent transparent.

A permit is required to construct any other fence unless:

- the fence is a maximum height of 1.8 metres; and
- the fence is at least 50 per cent transparent
- the fence abutting public open space is constructed of post and wire, wire mesh or other similar rural style fencing

Earthworks

- A permit is required for:

- Works that exceed one metre in height or depth above or below natural ground level.
- Works over an easement.

Dwellings

- Each lot must not be developed with more than one dwelling. A permit cannot be granted to vary this requirement.
- A minimum of 5000 litre rainwater storage tank must be provided for each dwelling.

Siting

- A dwelling must be setback at least 9 metres from the frontage.
- A dwelling must be setback at least 3 metres from the side boundary if the building is not higher than 3.6 metres or at least 3 metres plus 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- A dwelling must be setback at least 6 metres from the rear boundary if the building is not higher than 3.6 metres or at least 6 metres plus 100 millimetres for every 300 millimetres or part that the building exceeds 3.6 metres.
- No part of a dwelling may be closer than 5 metres to any boundary abutting a road.
- The site coverage of a dwelling must not exceed 35 percent when combined with the area of any existing buildings on the land.

Height

- The dwelling must have an overall height of no greater than 8 metres above the natural surface level of the ground directly below that part.

Car parking and access

- Where a garage or carport is located in the street elevation, it must be setback a minimum of 1.0m from the front setback of a dwelling.
- There must be no more than one vehicular crossing per lot except where the frontage exceeds 18 metres or is a corner site. In any case there must be no more than two crossings per lot.

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Application requirements

A site analysis plan as described in the *Development Guidelines for Areas of Environmental and Landscape Significance* (2011)

An application for a permit for a dwelling must be accompanied by a landscape plan to the satisfaction of the responsible authority.

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Subdivision

The following requirements cannot be varied with a permit:

- Each lot must be at least 1,000 square metres.
- The total number of lots must not exceed 56.
- All lots must be connected to reticulated sewerage.

5.0 Decision guidelines

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In addition to Clause 65, before deciding on an application, the responsible authority must consider, as appropriate:

Dwellings

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

- Whether a substantial area of the site is set aside for impervious surfaces.
- The extent of the floor area above the ground floor area to reduce visual bulk.
- Whether the external colour scheme and materials for the dwelling are non-reflective and are in muted tones to blend with the natural environment.
- The *Development Guidelines for Areas of Environmental and Landscape Significance* (2011).
- Whether building setbacks are adequate to maintain and enhance landscaping.

Fences

- Whether fencing is required to screen private open space areas.
- Ability to provide passive surveillance of public open space areas.

Earthworks

- Whether the import or export of excavated material to or from the land has been minimised.
- Whether any works are to be carried out within the dripline of any vegetation requiring a permit for removal.
- Whether the area of the earthworks has been minimised.
- Whether earthworks over easements have been avoided.

Landscaping

- Whether additional canopy tree planting has been provided.
- Whether large trees have been retained on site where practicable.
- Whether adequate provision has been made for landscaping and replacement planting which is consistent with the landscape character.

Subdivision

- Whether the subdivision and development of the land appropriately addresses the Mullum Mullum Creek corridor, provides useable and accessible public open space adjacent to the creek and maintains the values of the creek environs.
- The impact of the development's detailed design and form on adjoining public open spaces.
- Whether private and public open space areas/links to established public open space areas within the surrounding area are accessible, safe, attractive and functional for all users.