

12/07/2012  
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## **SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

### **COLONIAL AMMUNITIONS ESTATE PRECINCT, MARIBYRNONG**

#### **1.0**

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#### **Design Objectives**

- To ensure development fits with the surrounding context.
- To maintain the sense of spaciousness and garden setting of the precinct.
- To encourage the continuation of the prevalent subdivision pattern with a predominance of low scale detached dwellings with pitched roofs, in a garden setting.
- To maintain the consistent streetscape rhythm by ensuring appropriate side setbacks and with front setbacks of approximately 8 metres.
- To ensure that fences are low scale and allow views into front gardens.

#### **2.0**

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#### **Buildings and works**

A permit is not required for the following:

- Single storey buildings and works to the rear and sides of existing dwellings (if located behind the front façade of the dwelling).
- Construction and extension of an outbuilding normal to a dwelling if located to the rear of an existing dwelling, or in the side setbacks behind the front façade of an existing dwelling.
- Construction of a front fence with a height of less than 1.2 metres.

A permit is required to construct:

- A front fence with a height greater than 1.2 metres.

#### **3.0**

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#### **Application Requirements**

All applications must be accompanied by a neighbourhood and site description and design response which demonstrates how the proposed development achieves the design objectives.

#### **4.0**

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#### **Decision guidelines**

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

- The extent to which any building to be extended or otherwise modified, contributes to the design objectives.
- The extent to which the proposed building or works assists in reflecting and enhancing the character of the area.
- The extent to which the siting of the building/s reflects the established streetscape rhythm.
- The potential of the proposed building siting to incorporate space for the planting of substantial vegetation.
- The extent to which garages and car ports dominate the streetscape.

- The impact of buildings and extensions on the streetscape, and the respect shown for the predominant building height of the street and nearby properties, including the extent to which upper storeys are recessed behind the front façade.

## 5.0

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### Reference Documents

- Maribyrnong Neighbourhood Character Review (February 2010).
- Maribyrnong Neighbourhood Character Guidelines (Garden Suburban 2).